

HUMPHREYS

ESTATE & LETTING AGENTS



75 BROOK LANE,  
CHESTER, CH2 2EE

£400,000

3 BEDS | 1 BATHS | 2 LIVING

SALES

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#### **COMMENT FROM SAM JOHNSON OF HUMPHREYS**

A house that confounds expectations - what is impossible to understand from the front is the amazing garden space found to the rear, combined with a lovely home office work space, which is sound proofed. In fact, I have sold many houses at £1,000,000 which do not enjoy as good an aspect!

This most appealing period property has an instant charm and charisma which is noticeable from the moment you walk through the door.

There are two reception rooms, both a notable size and with their own feeling of elegance. The kitchen is located just off the dining room and is a wonderful addition, having been recently updated with no expense spared meaning it really is the heart of the home. At first floor level there are three double bedrooms and a family bathroom. The principle bedroom to the front is of a very notable size and is flooded with light via two windows.

Outside, to the front, you will find a low maintenance space, however it is the rear garden where the property really does excel. Having a spacious sunny aspect you get an excellent feeling of openness despite being in such close proximities to the city centre. A bespoke constructed garden home would make an ideal craft space or home office.

All in all this property is a superb offering, bursting with



character and period features as well as enjoying a handy location and wonderful outdoor space. I encourage you to view and see for yourself.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the office.

### **ROOM AND DIMENSIONS**

Please refer to the floorplan

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

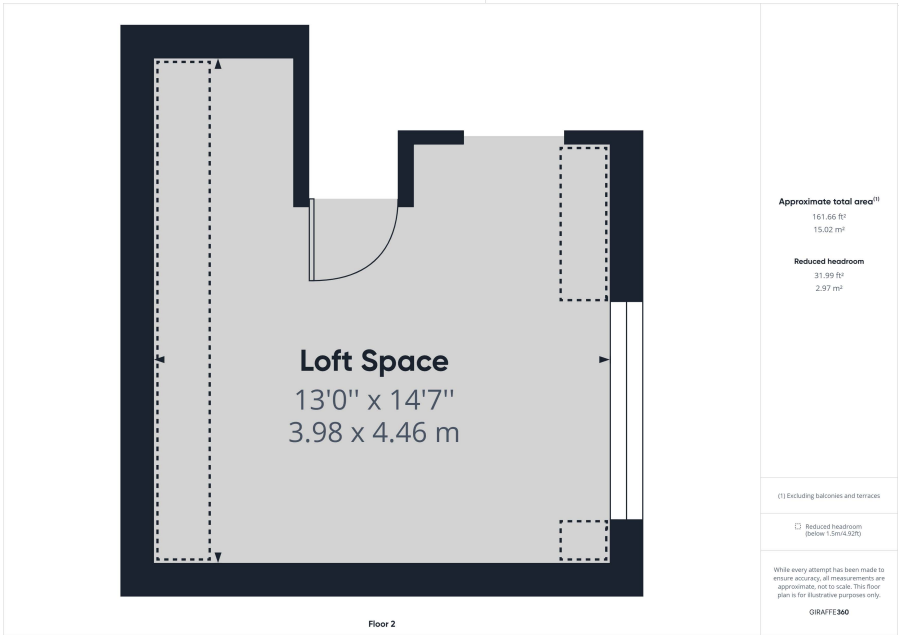












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