

H U M P H R E Y S
ESTATE & LETTING AGENTS



1 WAVELL WAY, SAIGHTON,
CHESTER, CH3 6BP

Offers In Excess Of £300,000

3 BEDS | 1 BATHS | 1 LIVING

SALES
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BRIEF DESCRIPTION

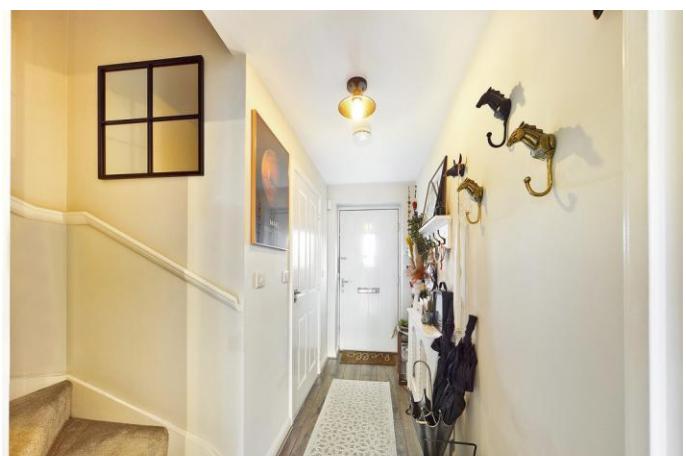
Enjoying an excellent location within a very popular development, this modern home provides an excellent proposition for anyone looking for an affordable move into a lovely area of Cheshire.

The house is positioned with a nice private garden to the rear, that also benefits from a feeling of openness, whilst two parking spaces can be found just beyond the rear fence boundary.

The internal layout on the ground floor consists of an entrance hall leading through to the living/dining room at the rear of the house this is a great space and our clients have perfectly zoned this room. French doors in this room flood it with light and provide access to the garden. The kitchen sits to the front of the property and features a range of fitted units. In addition the ground floor also boasts a cloakroom and storage cupboard.

On the first floor are three bedrooms, two comfortable double rooms with the third providing flexibility to suit a home office or single bedroom as required. The principle bedroom hosts a spacious en-suite shower room with a family bathroom serving the others.

All in all this is a super home that has been thoroughly enjoyed by its current occupiers. This is imminently evident based upon



the thoughtful design and many notable upgrades this property has seen since its construction.

For a personal description of the property or to arrange a viewing, please contact our office.

LAYOUT AND DIMENSION

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.

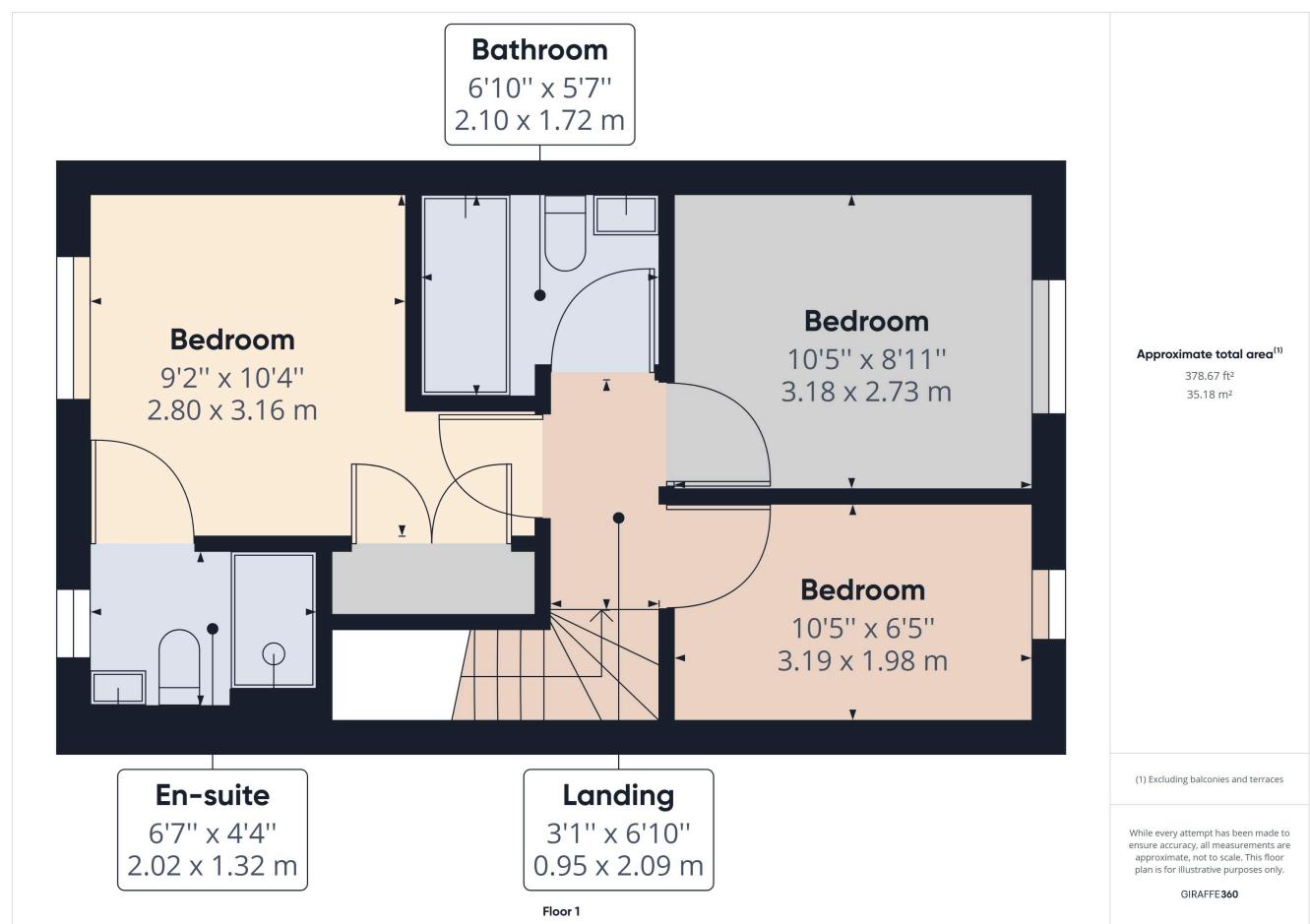
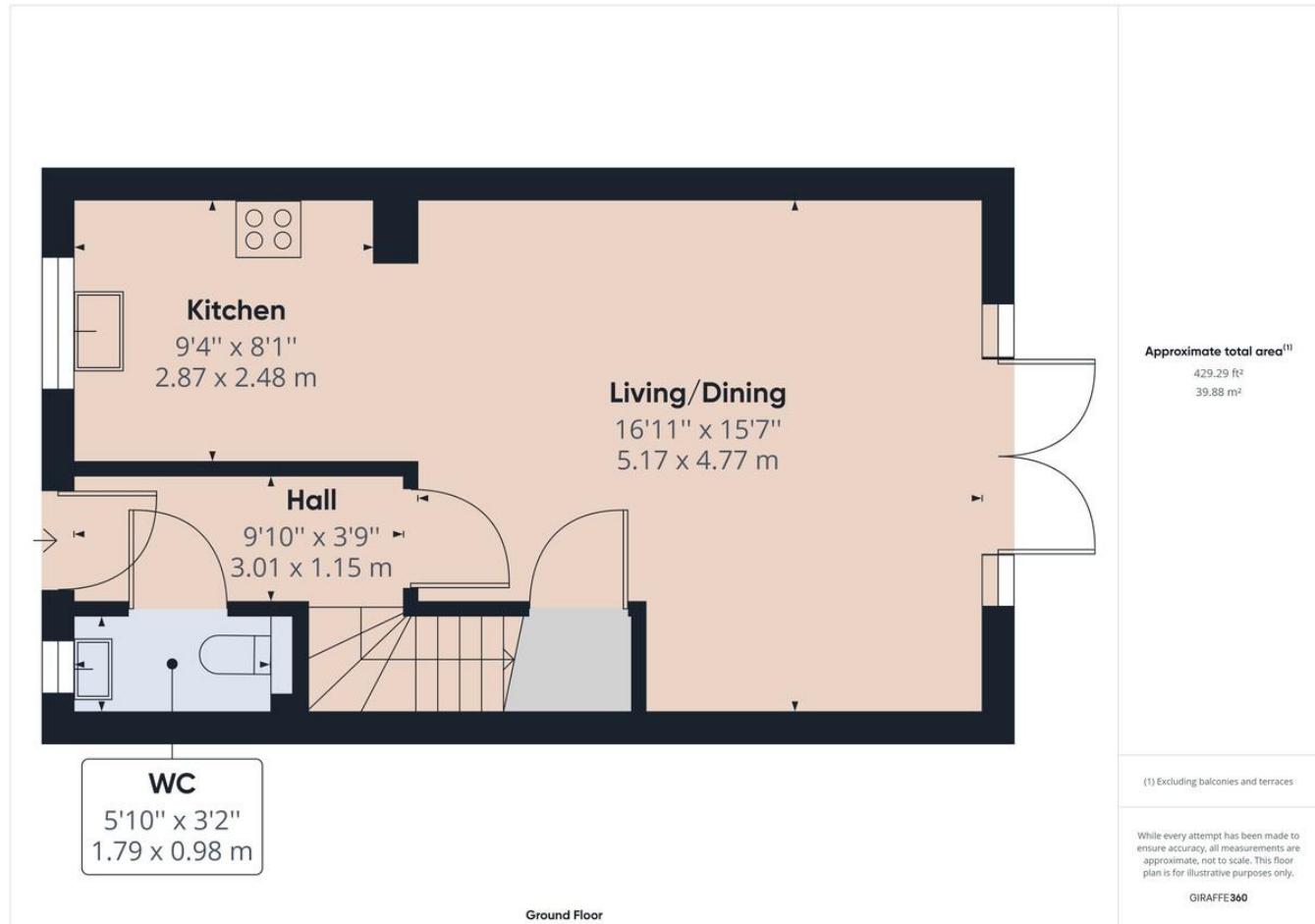
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.











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