

CHANGING HOME



Shaftesbury Avenue | Vicars Cross | Chester | CH3 5LQ

£319,000

A traditional 3 bedroom semi detached home within sought after Shaftesbury Avenue with ample parking, conservatory and attractive rear garden. An ideal family home also with a very useful Attic Room. NO ONWARD CHAIN.

Property Description

LOCATION

The property sits within sought after Shaftesbury Avenue in the heart of popular Vicars Cross. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport.

HALL

Accessed via a storm porch. Frosted double glazed window. Picture rail, radiator and under stairs shoe cupboard.

LIVING ROOM

13' 11" into bay x 10' 10" (4.24m x 3.3m) With a double glazed bay window and radiator. Feature fire place with timber mantle and picture rail.

DINING ROOM

12' 3" x 10' 10" (3.73m x 3.3m) With radiator, picture rail and feature fireplace with timber mantle. Double doors to the Conservatory.

KITCHEN

16' 11" x 6' 2" (5.16m x 1.88m) With fitted floor and wall units. Stainless steel sink unit. Space for a washing machine, fridge/freezer and gas cooker. 2 double glazed windows, partly tiled walls and Worcester combi boiler.

BEDROOM 1

11' 11" plus bay x 10' 10" (3.63m x 3.3m) With double glazed bay window and radiator. Picture rail.

BEDROOM 2

12' 4" x 10' 10" (3.76m x 3.3m) With double glazed window and radiator. Picture rail.

BEDROOM 3

7' 10" x 6' 1" (2.39m x 1.85m) With loft access & newly fitted down ladder leading to spacious loftroom. Radiator and double glazed window.

BATHROOM

7' 1" x 6' 1" (2.16m x 1.85m) With a white suite of a P shaped bath with shower and screen, wash hand basin and WC. Heated towel rail, frosted double glazed window and tiled walls. Recessed spotlights.



ATTIC ROOM

11' 1" max x 17' 6" (3.38m x 5.33m) With a Velux roof window, radiator, double glazed window and eaves storage.

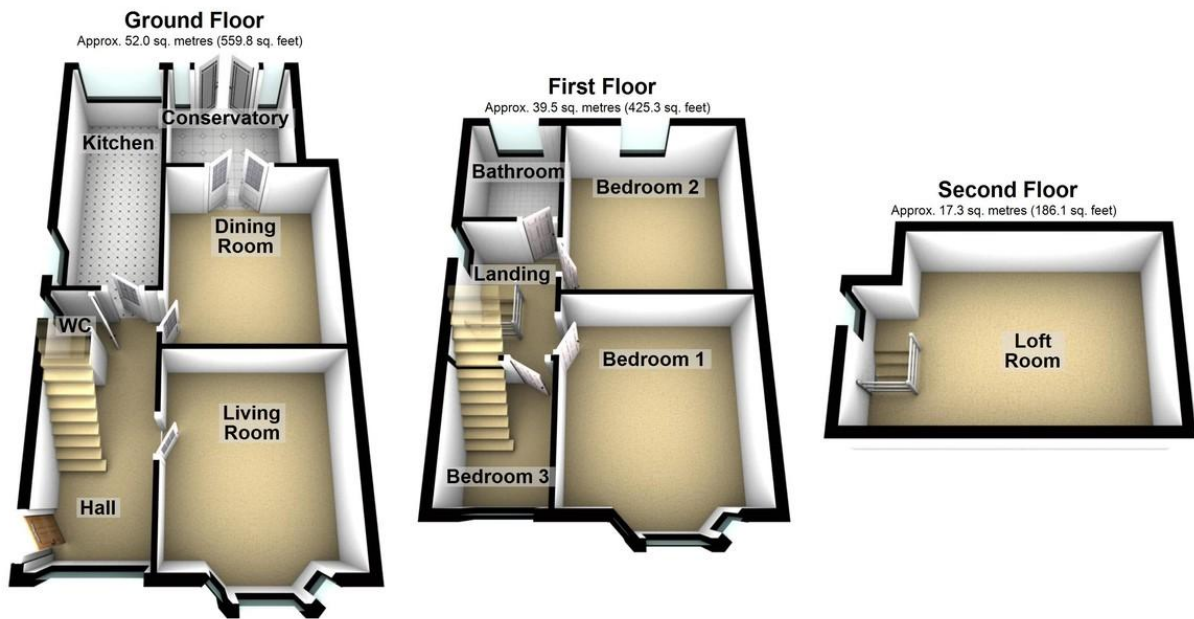
GARDEN

To the front is a neat lawn. A gate leads to the rear garden with a sunny aspect. Lawns, patio and small water feature.

PARKING

There is parking for several cars at the front and side of the property.





Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements