

# CHANGING HOME



Green Lane | Vicars Cross | Chester | CH3 5LB

£440,000

An extended and most substantial 4 bedroom detached family home in the heart of popular Vicars Cross. The property has an integral garage, parking to the front and rear garden.

Hall, living room, dining room, kitchen/breakfast room, study and cloakroom. 4 bedrooms, WC and bathroom. NO ONWARD CHAIN.

## Property Description

### PROPERTY

This spacious four bedroom detached family home has been extended and now provides flexible living accommodation. With three reception rooms, kitchen/breakfast room and integral garage the property allows plenty of options. There is ample parking and and good sized rear garden.

The property is close to local shops and a well respected primary school.

### LOCATION

The property is 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

### LIVING ROOM

10' 11" x 14' 3" into bay (3.33m x 4.34m)

### DINING ROOM

13' 2" x 10' 10" (4.01m x 3.3m)

### STUDY

13' 11" x 8' 2" (4.24m x 2.49m)

### CLOAKROOM

### KITCHEN/BREAKFAST ROOM

17' 3" x 8' 0" (5.26m x 2.44m) and 4' 4" x 8' 3" (1.32m x 2.51m)

### BEDROOM 1

12' 4" plus bay x 10' 9" (3.76m x 3.28m)



## BEDROOM 2

13' 2" x 10' 11" (4.01m x 3.33m)

## BEDROOM 3

8' 3" x 6' 1" (2.51m x 1.85m)

## BEDROOM 4

7' 11" x 6' 9" (2.41m x 2.06m)

## BATHROOM

5' 5" x 5' 1" (1.65m x 1.55m)

## WC

## INTEGRAL GARAGE

13' 5" x 8' 10" (4.09m x 2.69m)





## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

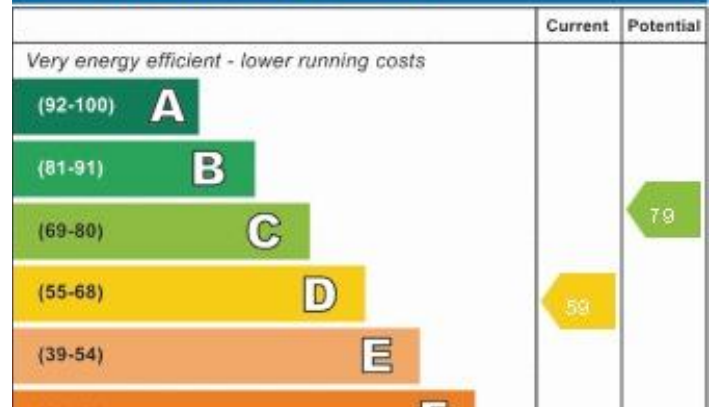
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating



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