

# CHANGING HOME



32 Grove Avenue | Vicars Cross | Chester | CH3 5HL

£290,000

A recently refurbished three bedroom home located in a very popular section of Vicars Cross which has been tastefully upgraded by the current owner.

Hall, large living room, kitchen, dining room, three bedrooms and newly fitted bathroom. Outside there is a low maintenance rear garden and driveway parking for two cars. NO ONWARD CHAIN

## Property Description

### LOCATION

The property is set on very popular Grove Avenue in the heart of Vicars Cross on the eastern side of Chester. Oldfield Primary School is a stones throw away. Local shops and a public house are also within a short walk away. Access to the A55 is simple and Chester City Centre is a short drive away. There are local playing fields close at hand.

### HALL

Accessed via a UPVC front door and with a frosted UPVC double glazed window. high quality wood effect laminate floor.

### LIVING ROOM

17' 2" into bay x 12' 7" (5.23m x 3.84m) With high quality wood effect laminate floor. feature fireplace with tiled surround. Coved ceiling, radiator and UPVC double glazed bay window.

### DINING ROOM

9' 2" x 8' 0" (2.79m x 2.44m) With UPVC double glazed french doors to the rear garden. Radiator and coved ceiling.

### KITCHEN

16' 1" x 9' 6" (4.9m x 2.9m) max. With a range of fitted floor and wall units. Stainless steel sink and partly tiled walls. Stainless steel extractor hood. Space for oven, washing machine, tumble dryer, dishwasher and fridge/freezer. Recessed spotlights. Understairs cupboard with spotlight. 2 UPVC double glazed windows and door to the rear.

### LANDING

With loft access.

### BEDROOM 1

11' 10" x 11' 10" plus bay.(3.61m x 3.61m) With covered radiator and coved ceiling. UPVC double glazed bay window. Exposed and treated floorboards. Featured fireplace with tiled surround.

### BEDROOM 2

11' 0" x 12' 0" (3.35m x 3.66m) With radiator and UPVC double glazed window.

### BEDROOM 3

8' 0" x 6' 5" (2.44m x 1.96m) With radiator and UPVC double glazed window.

### BATHROOM



7' 10" x 7' 10" (2.39m x 2.39m) With a recently installed white suite of a WC, wash hand basin on a vanity unit and P shaped bath with rain forest shower and screen. Bluetooth illuminated mirror. Tiled floor and partly tiled walls. Large heated towel rail and recessed spotlights. Built in cupboard with Ideal combi boiler. Frosted UPVC double glazed window.

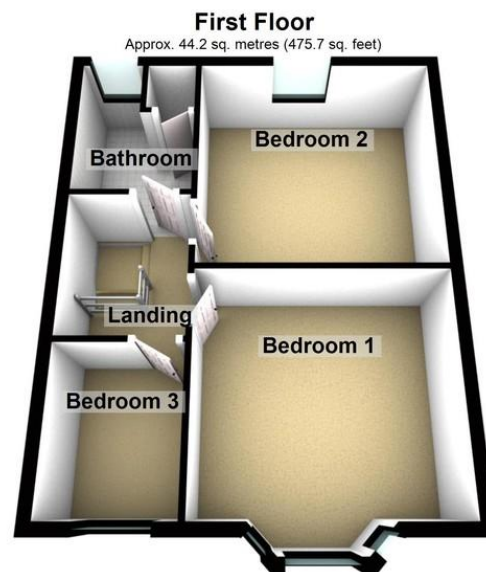
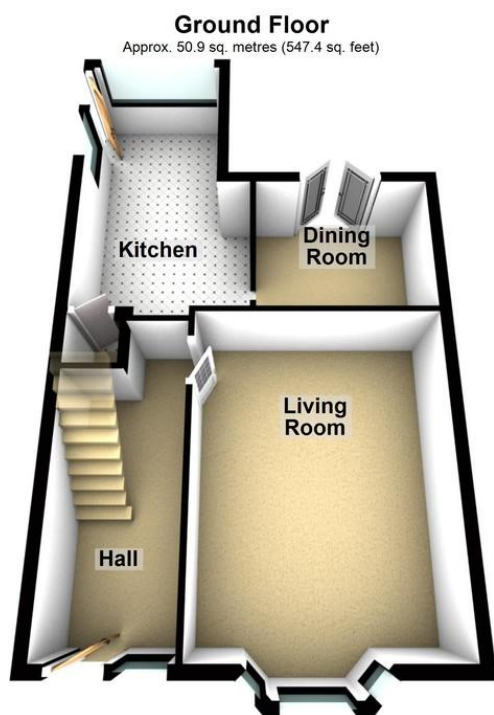
## OUTSIDE

To the front is a gravelled area to provide parking. At the rear is a large decked area and patio. With south facing sunny aspect garden. Shed and gate to the side.

## PROPERTY INFORMATION

The property has enjoyed a major refurbishment by the current owner within the last 2 years. This includes installation of a superb bathroom suite, new combi boiler, rewire and new feature lighting. 4 new UPVC double glazed windows, new high quality laminate flooring, re decoration and newly laid carpets.





Total area: approx. 95.0 sq. metres (1023.1 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

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## 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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