

# CHANGING HOME



Oldfield Drive | Vicars Cross | Chester | CH3 5LL

£297,000

Recently fully refurbished by current owners and now superbly appointed 3 bedroom semi detached home in the heart of popular Vicars Cross.

Hall, large living room and stunning kitchen/diner. 3 good sized bedrooms and attractive bathroom. Parking. Rear garden with sunny aspect. Early viewing a must.

## Property Description

### LOCATION

The property is set within 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 composite front door and with a UPVC double glazed frosted window.

### LIVING ROOM

15' 6" x 16' 1" (4.72m x 4.9m) max. With double glazed bi-fold doors leading onto the rear garden. radiator.

### KITCHEN/DINING ROOM

15' 5" x 15' 3" (4.7m x 4.65m) A very spacious superbly appointed dual purpose room with tiled floor, 2 UPVC windows and radiator. The kitchen has an extensive range of fitted floor and wall units with sink unit. Neff ceramic hob, stainless steel extractor hood, oven and microwave. Integral dishwasher and washing machine. Recessed spotlights and space for a fridge/freezer.

### LANDING

With loft access.



### **BEDROOM 1**

15' 5" x 10' 4" (4.7m x 3.15m) With fitted wardrobes along one wall. UPVC double glazed window and radiator.

### **BEDROOM 2**

14' 4" x 8' 5" (4.37m x 2.57m) With radiator and UPVC double glazed window.

### **BEDROOM 3**

11' 4" x 6' 7" (3.45m x 2.01m) With radiator and UPVC double glazed window.

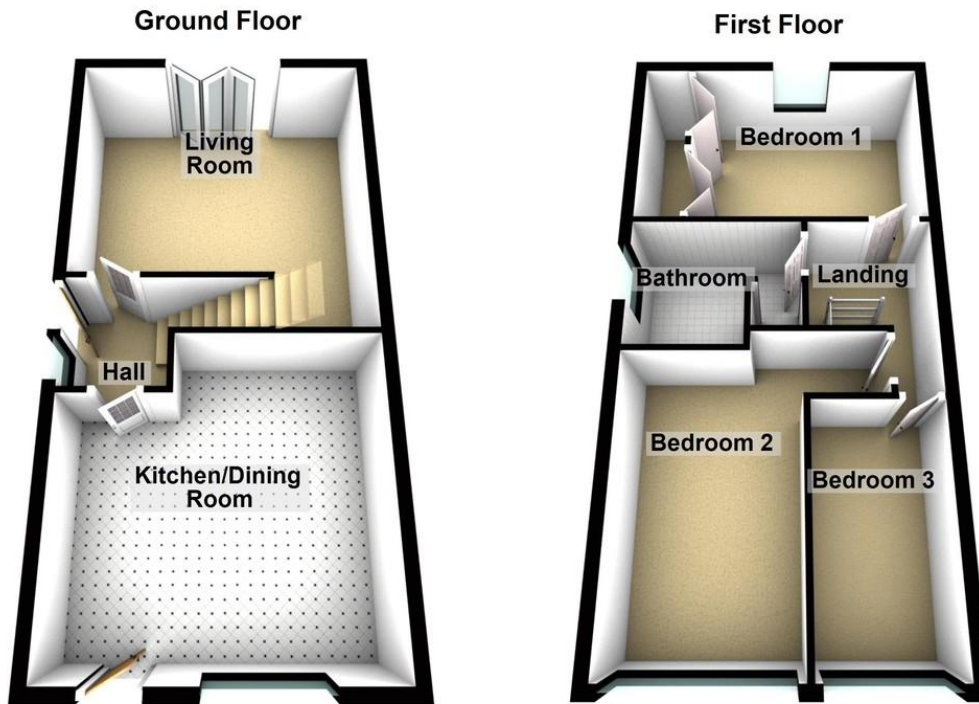
### **BATHROOM**

6' 11" x 7' 11" (2.11m x 2.41m) max. With an attractive white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower and screen. Tiled floor with underfloor heating. tiled walls. Frosted UPVC double glazed window. Over stairs linen cupboard. Heated towel rail.

### **OUTSIDE**

To the front is a tarmac drive to supply parking. A path leads along the side to a good sized rear garden with a sunny aspect, patio, lawn and well stocked borders.





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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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