

# CHANGING HOME



Wroxham Close | Northgate Village | Chester | CH2 2HA

£220,000

A superb 2 bedroom mews home located in the ever popular Northgate Village. Walking distance to both Hoole & Chester City Centre.

2 bedrooms, kitchen, bathroom, lounge/diner with patio doors leading to private garden. Driveway parking. NO ONWARD CHAIN. Ideal for first time buyers or investors.

## Property Description

### LOCATION

Northgate Village is within a short walk of the City Centre making the area very popular. Access to the main railway station is also simple. Northgate Arena and Chester University are close by.

### HALL

With radiator and built in store cupboard.

### LOUNGE/DINER

13' 8" x 11' 1" (4.17m x 3.38m) With double glazed patio doors to the garden. Timber floor and radiator. Dado rail.

### KITCHEN

7' 5" x 6' 11" (2.26m x 2.11m) With fitted floor and wall units. Stainless steel sink unit. Partly tiled walls. 4 ring gas hob with oven below and extractor over. Timber floor and UPVC double glazed window. Space for a fridge and washing machine.

### LANDING

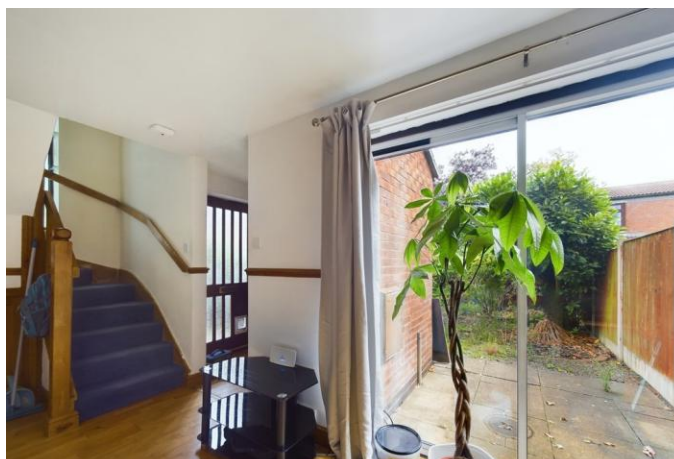
With loft access and UPVC double glazed frosted window on the half landing.

### BEDROOM 1

13' 8" x 9' 8" (4.17m x 2.95m) max. With radiator, UPVC double glazed window and wood effect laminate floor.

### BEDROOM 2

8' 5" x 7' 5" (2.57m x 2.26m) With radiator, wood effect laminate floor and UPVC double glazed window.



## BATHROOM

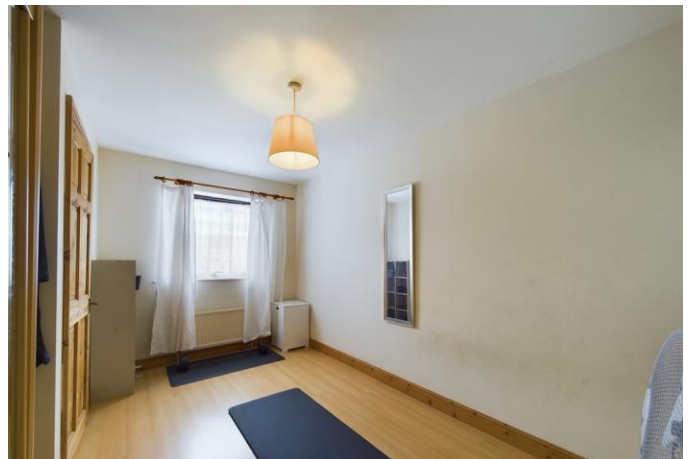
6' 5" x 5' 9" (1.96m x 1.75m) max. With a WC, wash hand basin and paneled bath with shower over. Frosted UPVC double glazed window and partly tiled walls. Airing cupboard.

## GARDEN

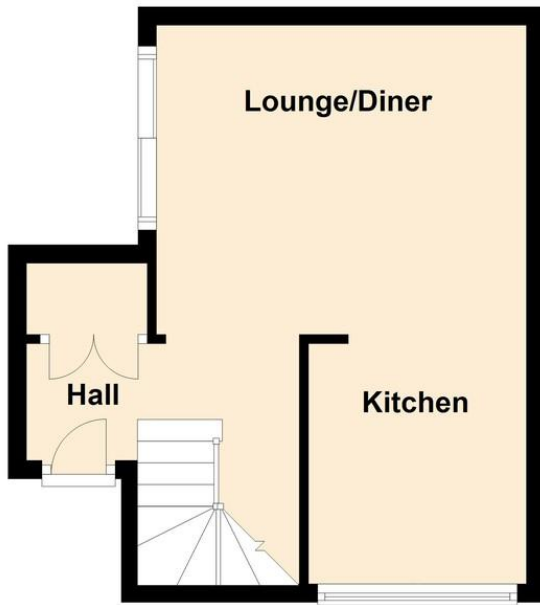
To the side of the property is an enclosed garden with 2 patios.

## PARKING

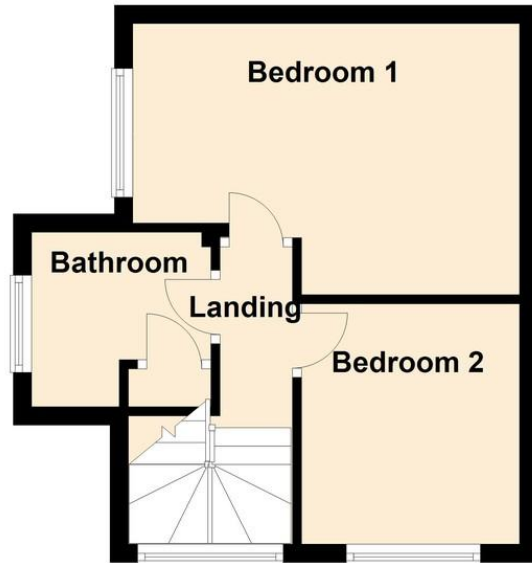
There is parking to the front on the tarmac drive.



## Ground Floor



## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

B

## 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	81	
(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