

# CHANGING HOME



Meadows Lane | Handbridge | Chester | CH4 7BH

£325,000

An extended three bedroom semi detached home with garage, parking and rear garden in very popular Meadows Lane set within the heart of Handbridge.

Porch, hall, lounge/diner, living room, kitchen/breakfast room and shower room. 3 bedrooms and bathroom. UPVC double glazed and gas central heating. Early viewing a must.



## Property Description

### LOCATION

The property is set in the very heart of ever popular Handbridge on sought after Meadows Lane very close to an array of high quality shops, cafes and public houses. Chester City Centre is a short walk away across the River Dee. The Meadows are also close at hand. Access to Chester Business Park is simple.

### PORCH

Accessed via a composite front door. Recessed spotlight.

### HALL

With radiator.

### LOUNGE/DINER

14' 5" x 17' 11" (4.39m x 5.46m) With UPVC double glazed sliding doors to the rear garden. radiator, coved ceiling and 2 wall light points. Feature fireplace.

### LIVING ROOM

10' 10" x 10' 6" (3.3m x 3.2m) With radiator, UPVC double glazed window and feature fireplace.

### KITCHEN/BREAKFAST ROOM

7' 9" x 17' 11" (2.36m x 5.46m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Space for a fridge/freezer, dishwasher, washing machine and electric oven. Partly tiled walls and UPVC double glazed window. Electric wall heater and stable type door to the side. Radiator.

### SHOWER ROOM

6' 9" x 3' 7" (2.06m x 1.09m) A very well appointed room with fully tiled walls and floor. white WC, wash hand basin on a vanity unit and shower cubicle. Frosted UPVC double glazed window, heated towel rail, extractor fan and recessed downlighters.

### LANDING

With loft access and frosted UPVC double glazed window.



### **BEDROOM 1**

11' 10" x 10' 9" (3.61m x 3.28m) With fitted wardrobes to one wall, UPVC double glazed window and radiator.

### **BEDROOM 2**

10' 10" x 10' 10" (3.3m x 3.3m) With built in wardrobe, UPVC double glazed window and radiator.

### **BEDROOM 3**

11' 8" x 6' 7" (3.56m x 2.01m) With fitted wardrobe, UPVC double glazed window and radiator.

### **BATHROOM**

8' 6" x 4' 6" (2.59m x 1.37m) With a white wash hand basin and panelled bath with shower attachment. Radiator, frosted UPVC double glazed window and airing cupboard.

### **GARAGE**

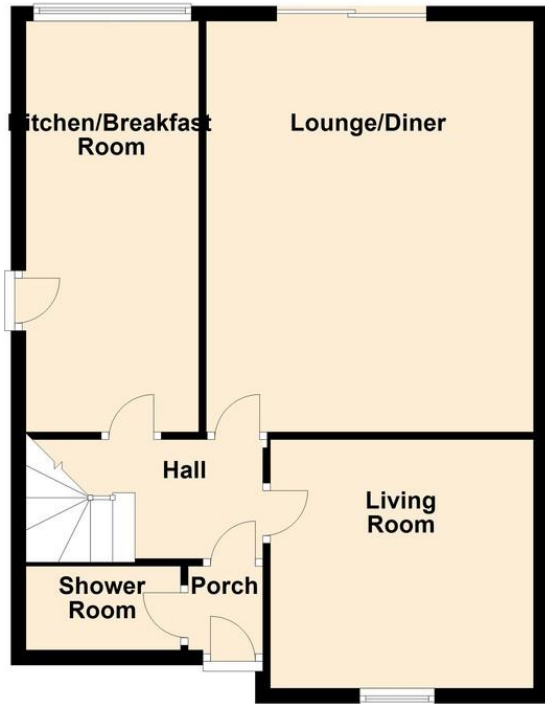
A single detached garage with electronic up and over door. Power and light. Windows to the side.

### **OUTSIDE**

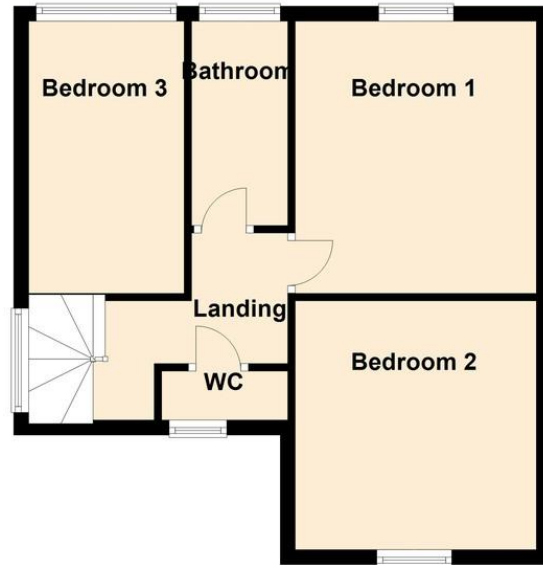
To the front is a lawn and a paved drive extending to the side of the property with a car port. The rear garden has a lawn, well stocked borders, bin store area and mature trees.



## Ground Floor



## First Floor



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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