

# CHANGING HOME



Balmoral Park | Chester | CH1 4BQ

£325,000

An extended and now very spacious 3 bedroom semi detached home immediately overlooking the Shropshire union canal at the rear. The property has ample parking and a most attractive rear garden with a detached garage with has been converted in part to an outside office. 3 good sized bedrooms.

## Property Description

### LOCATION

The property is superbly location overlooking the Shropshire Union canal directly to the rear. Chester City Centre is within walking distance. Access to the Greyhound Retail Park is also simple.

### HALL

Accessed via a composite front door and with 2 frosted UPVC windows to the front and another to the side. Radiator, cupboard and wood effect laminate floor.

### DINING ROOM

11' 11" x 12' 6" (3.63m x 3.81m) With wood effect laminate floor, radiator and UPVC double glazed window.

### LIVING ROOM

11' 6" x 12' 1" (3.51m x 3.68m) With wood effect laminate floor, 2 wall light points and radiator.

### SITTING ROOM

9' 10" x 8' 10" (3m x 2.69m) With UPVC double glazed french doors and UPVC windows onto the rear garden. Vaulted ceiling and recessed spotlights.

### KITCHEN

10' 7" plus alcove x 7' 4" (3.23m x 2.24m) With a range of fitted floor and wall units. 4 ring gas hob with stainless steel extractor hood over. Oven and integral dishwasher. Space for a washing machine. Recessed spotlights and partly tiled walls. Wood effect laminate floor and radiator. 2 UPVC double glazed windows.

### WC/UTILITY

With a white WC and sink unit. Fitted wall unit with worksurface below and space for a tumble dryer. UPVC double glazed window.

### LANDING

With a drop down ladder giving access to the loft space. The loft is boarded with light. Also frosted UPVC double glazed window to the side.



### **BEDROOM 1**

12' 6" x 11' 3" (3.81m x 3.43m) With exposed and treated floorboards. Radiator and UPVC double glazed window.

### **BEDROOM 2**

11' 6" x 12' 1" (3.51m x 3.68m) With exposed and treated floorboards. Radiator and UPVC double glazed window.

### **BEDROOM 3**

8' 8" x 7' 3" (2.64m x 2.21m) With exposed and treated floorboards, radiator and UPVC double glazed window.

### **BATHROOM**

With a white suite of a WC, wash hand basin and panelled bath with shower and screen over. Frosted UPVC double glazed window. Partly tiled walls and radiator.

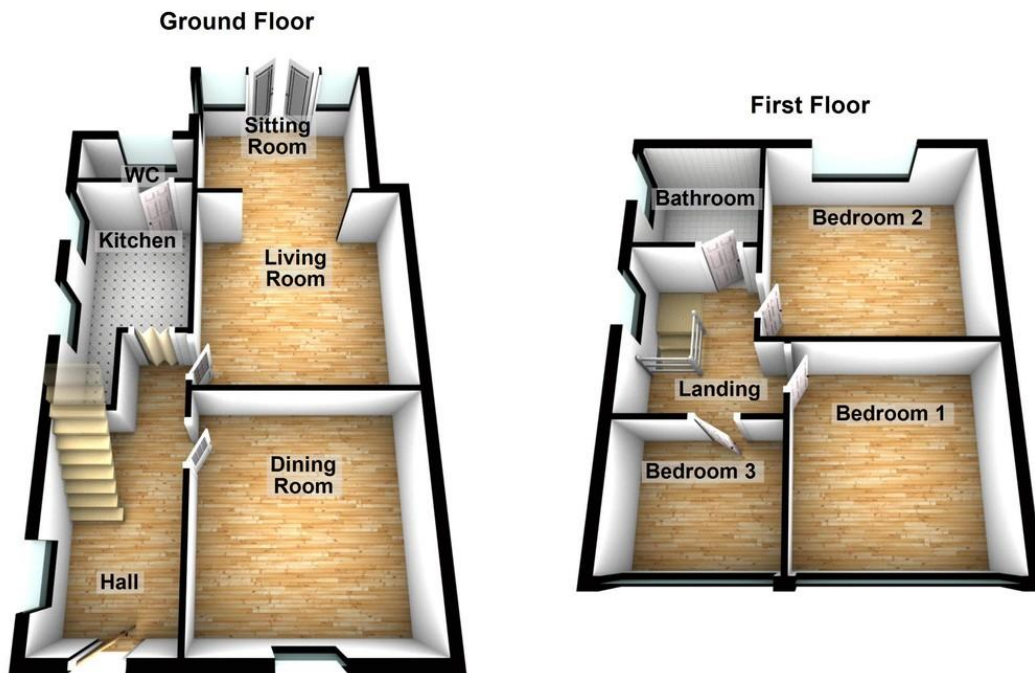
### **OUTSIDE OFFICE AND STORE**

The detached garage has been converted by the current owners with the rear section being an office. this has wood effect laminate floor, power and light. UPVC double glazed window and door with UPVC double glazed French doors at the rear. The front section is a store area and accessed by a up and over door.

### **GARDEN**

To the front is a low maintenance garden with parking area and drive which also leads to the side of the property to provide ample parking. A gate leads to the rear garden which has patios, an artificial lawn and well stocked borders. Outside power point. Steps from the garden give access to the canal.





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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

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