

CHANGING HOME



Overleigh Road | Handbridge | Chester | CH4 7HL

£295,000

An attractive and most stylish two bedroom cottage dating back to the 16th Century which has been fully modernisation recently to give a very high standard of living accommodation with immense character and charm. Located in heart of very popular Handbridge close to the City Centre. Viewing highly recommended.

Property Description

LOCATION

This charming home is set in the very heart of very popular Handbridge with it's shops and bars a very short walk away. Chester City Centre is also within a short walk over the River Dee. Access to the main A55 and Chester Business park is also simple.

PORCH

Composite partly glazed entrance door leading to Lounge.

LOUNGE

13' 3" plus recess x 12' 6" max(4.04m x 3.81m) With a feature display recess with exposed brick and brick arch, laminated wood effect floor, double glazed lead effect window to the front elevation, stairs to the first floor.

KITCHEN/DINER

17' 6" x 13' 3" (5.33m x 4.04m) max. Delightful spacious Kitchen/Breakfast area offering an extensive range of Taupe coloured eye level and base units with complimentary Corian worktops incorporating sink with swan neck mixer tap, built in Hotpoint oven and Hotpoint hob, integrated slim line dishwasher, integrated fridge freezer, two double glazed velux windows, Indian stone flooring, concealed lighting, central heating radiator, cupboard housing Glow worm central heating boiler, French double glazed doors with double glazed windows either side which lead out to the rear courtyard area.

LANDING

With access to loft.



BEDROOM 1

14' 10" into recess max x 9' 3" (4.52m x 2.82m) With exposed feature chimney breast, radiator, double glazed lead effect window to the front elevation.

BEDROOM 2

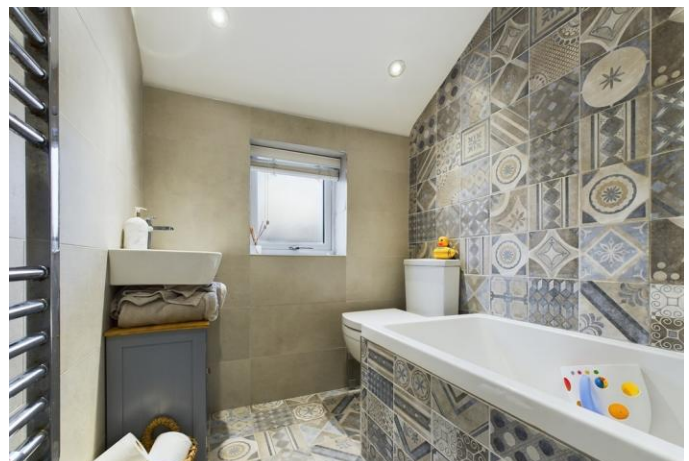
9' 0" x 6' 10" (2.74m x 2.08m) max. Double glazed window to the rear elevation and radiator with cover.

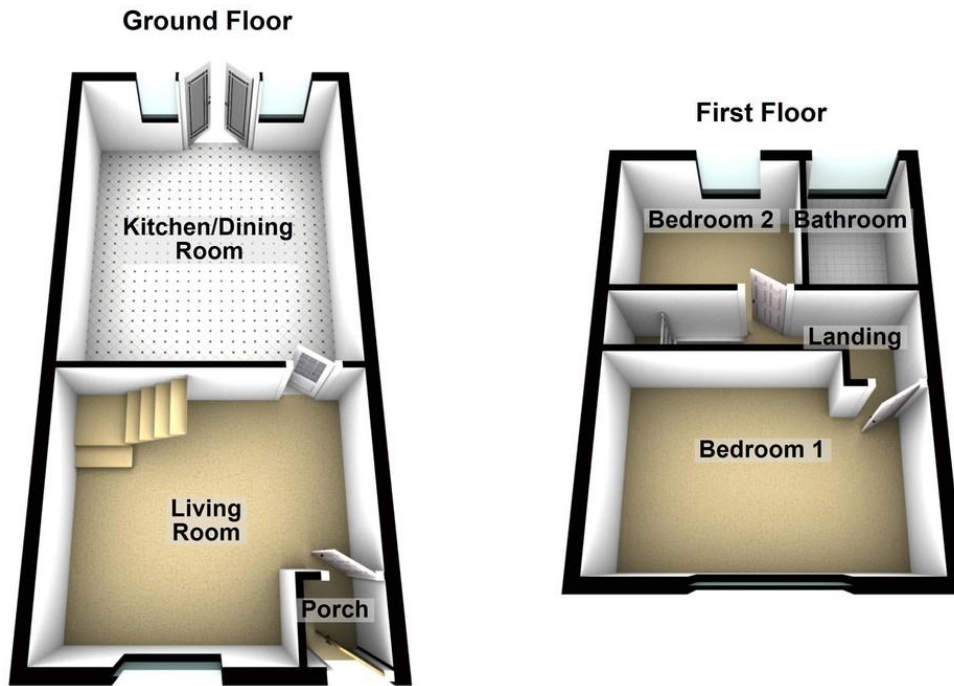
BATHROOM

With a superb bathroom suite comprising of a paneled bath with shower and screen over, hand basin and WC. Tiled walls and floor, double glazed window to the rear elevation, concealed lighting and chrome towel rail.

OUTSIDE

The rear of the property can be accessed via Pyecroft Street to the rear of the property where there is off road parking for two vehicles on a block paved drive which is divided by double timber gates and pedestrian timber gate. Also an Indian Stone flagged patio which is covered and is an ideal seating area and has access to the Kitchen/Breakfast Room.





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

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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