

8 Grange Road West,  
Chester

£425,000

CURRANS  
*homes*



Introducing a cosy three bed semi-detached property located on the outskirts of Chester city centre.

As you walk into the entrance hall, you're greeted with the original herringbone tiled floor which leads into an extended open plan kitchen which features a multifuel log burner and a skylight creating further natural light. Alongside the kitchen sit an additional two reception rooms both with parquet flooring.

Venturing upstairs you find three bedrooms consisting of two double bedrooms and a single with fitted wardrobes in bedrooms one and three.

There's also a ladder to a large loft offering further potential to extend/convert subject to building and planning consent.

This property also benefits from a very generous sized garden which is South West facing and off-road parking for up to three cars with one secure space.

This home presents an excellent opportunity for families or individuals looking for a tranquil cul-de-sac location with easy access to nearby amenities and transport links.





## FINER POINTS

- \*Three bedroom semi-detached house
- \*Ideal location within close distance of Chester city centre
- \*Perfect opportunity to extend subject to planning consent
- \*Open plan kitchen with a log burner
- \*Generous sized South West facing garden

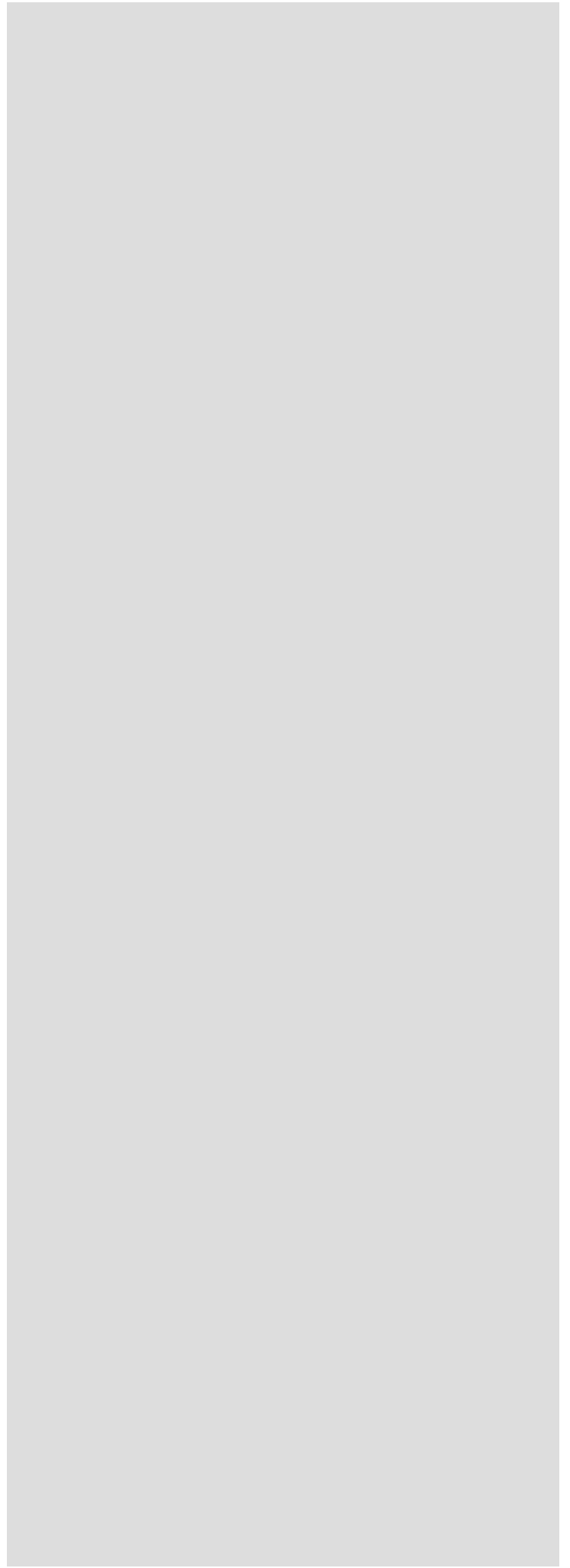
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

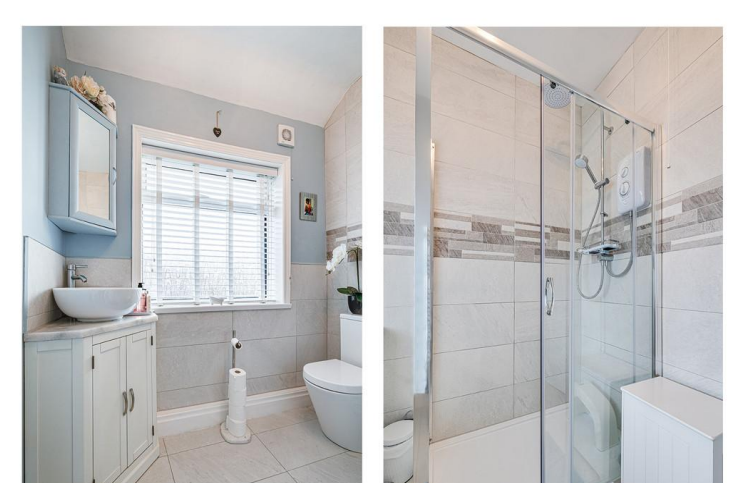
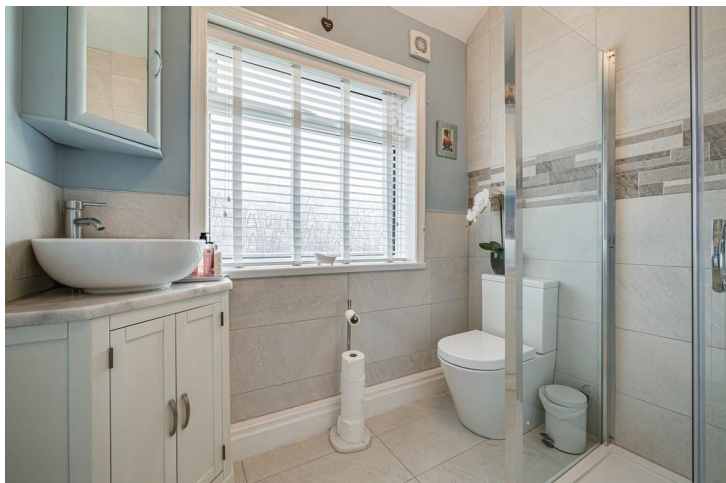
**Tenure:** Freehold

**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band C

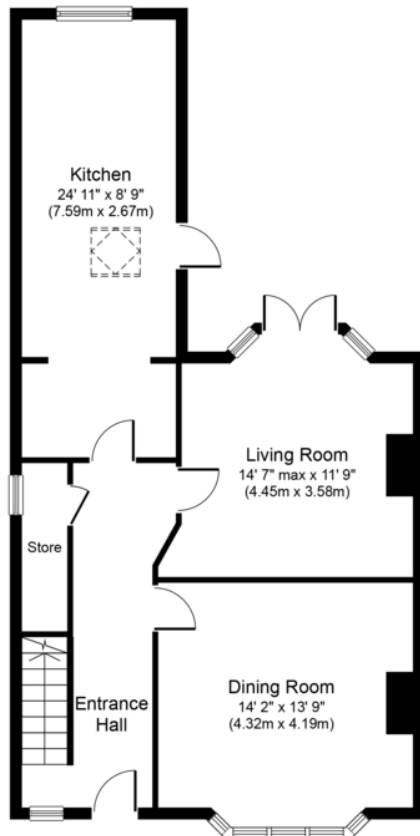
**Viewings:** By appointment only



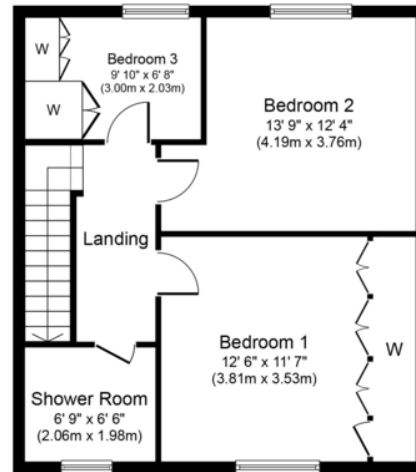








**Ground Floor**  
Approximate Floor Area  
752 sq. ft.  
(69.8 sq. m.)



**First Floor**  
Approximate Floor Area  
562 sq. ft.  
(52.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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