



**14 Pinfold Court,
Chester**
OFFERS OVER
£300,000

CURRANS
homes



Perfectly positioned being walking distance to the city via the old Dee bridge whilst enjoying a quiet position with a fine aspect over a green. This deceptively spacious town house which benefits from off road parking and a garage with a south easterly facing private rear courtyard.

The accommodation starts at the composite double glazed entrance door which leads to the entrance hall with a cloaks/w/c off, spacious living room with pleasant aspect across the green, open plan dining kitchen with integrated cooking appliances, useful UPVC double glazed outer porch/utility, conservatory which overlooks the rear garden.

To the first floor there are three good sized bedrooms with fitted wardrobes to bedroom one & two, two good sized storage cupboards on the landing with a main bathroom with a white suite with an electric shower over the bath.

The property is warmed by gas fired central heating via a combination boiler.

FINER POINTS

- * Freehold property

- * UPVC double glazed doors and windows

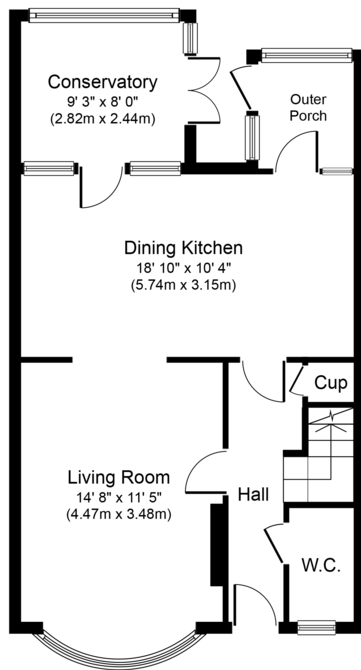




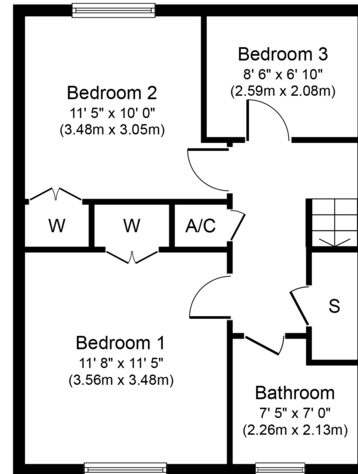
- * Gas fired central heating via a combination boiler
- * Off road parking & garage
- * Walking distance to the River Dee
- * Close to primary & secondary schools and a regular bus service
- * Great range of independent shopping within Handbridge

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 D
- Viewings:** By appointment only



Ground Floor
Approximate Floor Area
605 sq. ft.
(56.2 sq. m.)



First Floor
Approximate Floor Area
477 sq. ft.
(44.3 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Office Address

11 Grosvenor Street
Chester, Cheshire
CH1 2DD

01244 313900

sales@curranshomes.co.uk

CURRANS
homes