

108 Chester Road,
Chester

£475,000

CURRANS
homes



Located in the heart of Huntington which is situated 2.5 miles outside Chester City Centre sits this unique property that's filled with potential. This delightful, detached four bed property is built around a self-contained, class E usage, retail shop which is currently used as a hairdresser, or it can easily be converted back to a second large living room.

Stepping through the porch into this recently redecorated 1950s house the hallway leads you into the large 17ft x 11ft kitchen fitted with ranger kitchen units with wood affect work surfaces and an abundance of natural light. Back down the hallway the current salon greets you from the right with a staff room with additional storage space and W/C. Following the corner curved walls into the first reception room the stone mantel piece is the focus point of the room.

The conjoined dining room sits alongside a grand 24ft x 14ft conservatory.

To the first floor there are four impressive double sized bedrooms with built in furniture.

FINER POINT

* 1 mile walk from The River Dee

*Three car driveway leading to a detached garage, as well as on road parking

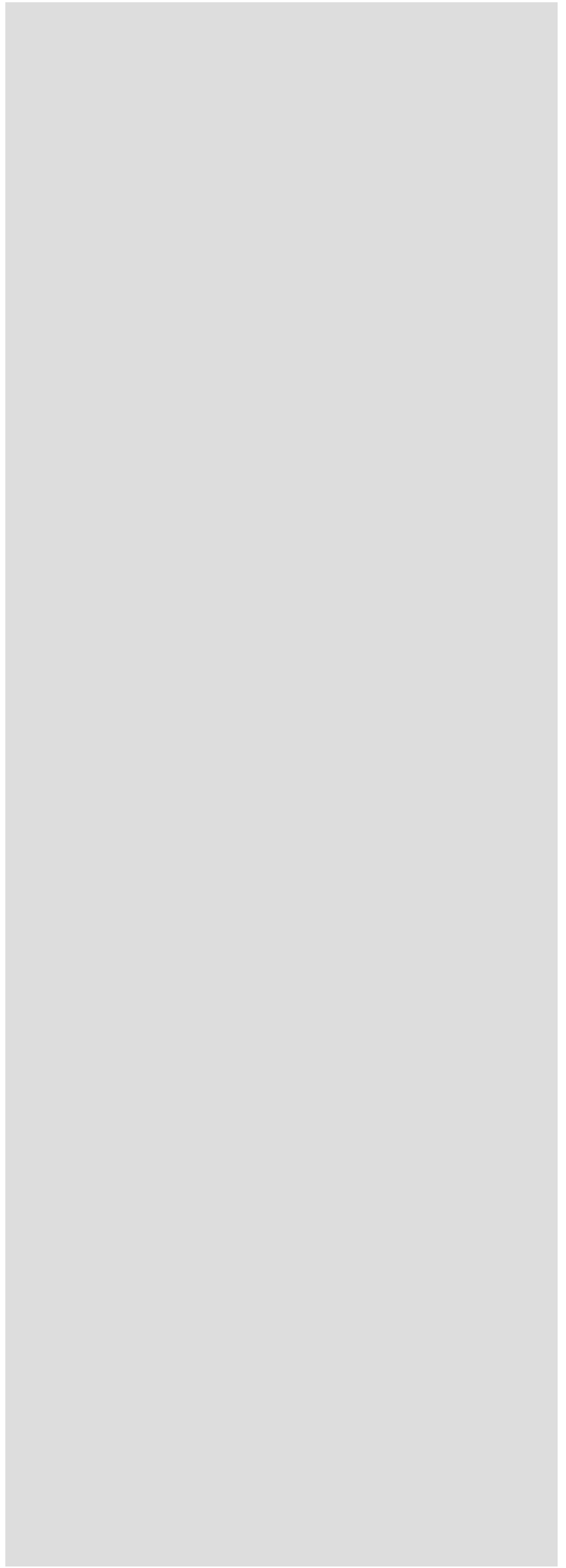




- *UPVC double glazed French doors and windows all-round
- *Enclosed garden with raised flower beds and paved terrace area with shaded seating
- *Close to bus stops with regular routes into Chester
- *Walking distance from Sainsburys, Bishops Blue Coat High School and many other amenities
- *Next door to Caldry Nature Park an ideal place for a dog walk or quiet strolls
- *Facing south-westerly to the rear of the property catching an abundance of sunlight

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.

Viewings: By appointment only

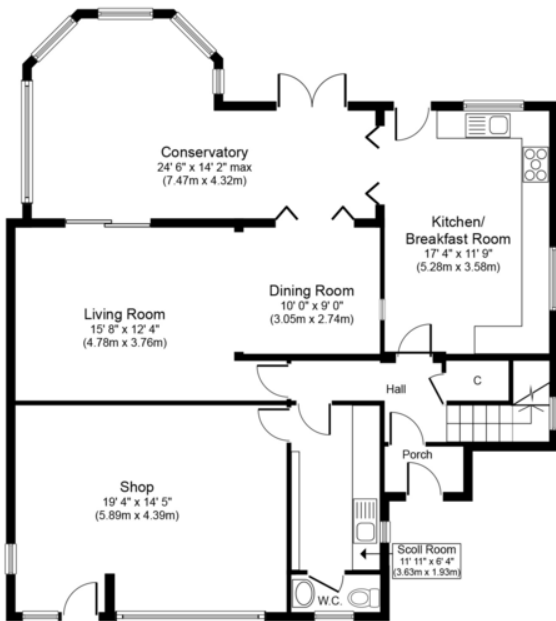




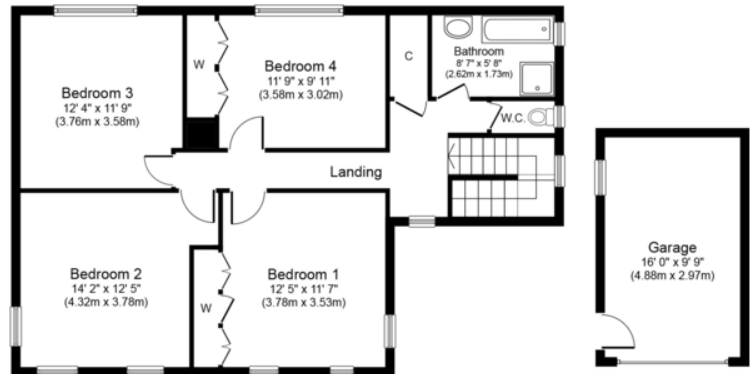




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Ground Floor
Approximate Floor Area
1,297 sq. ft.
(120.5 sq. m.)



First Floor
Approximate Floor Area
826 sq. ft.
(76.7 sq. m.)

Garage
Approximate Floor Area
151 sq. ft.
(14.0 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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