



**12 Greystone Road,
Chester**
**OFFERS IN EXCESS OF
£250,000**





Offering outstanding views to the rear over the Shropshire union canal this traditional semi detached home which offers vast potential for further improvement/modernisation whilst being within walking distance of both Christleton primary & secondary school whilst being moments away from the national motorway network.

The accommodation which offers a blank canvas comprises in brief; entrance hall with a downstairs cloaks/w/c, living room with a bay window, separate dining room, over 16ft fitted breakfast/kitchen, useful outer porch with access to the rear garden.

To the first floor there are three bedrooms with the rear bedroom offering stunning views over the canal and beyond over open fields plus a bathroom with a three piece suite.

To the rear there is a small yet very private rear garden and a detached garage with plentiful parking.

The property is warmed via gas central heating from a modern combination boiler.

FINER POINTS

* Sold with no ongoing chain





* Overlooking the Shropshire union canal and open fields beyond

* Scope for further modernisation/improvement

* Walking distance to both Christleton & Great Boughton with a wealth of local popular schooling

* Close to both the A55, A41 & M53

* Downstairs Cloaks/w/c

* Two separate reception rooms

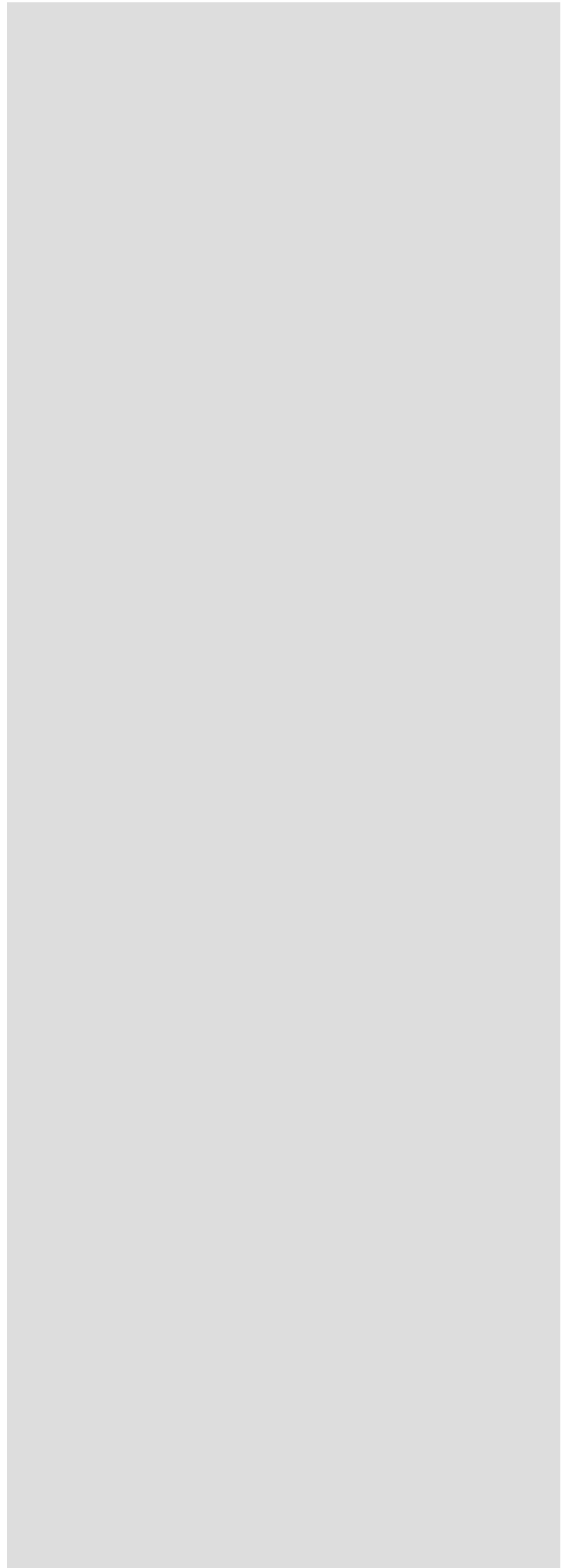
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference 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

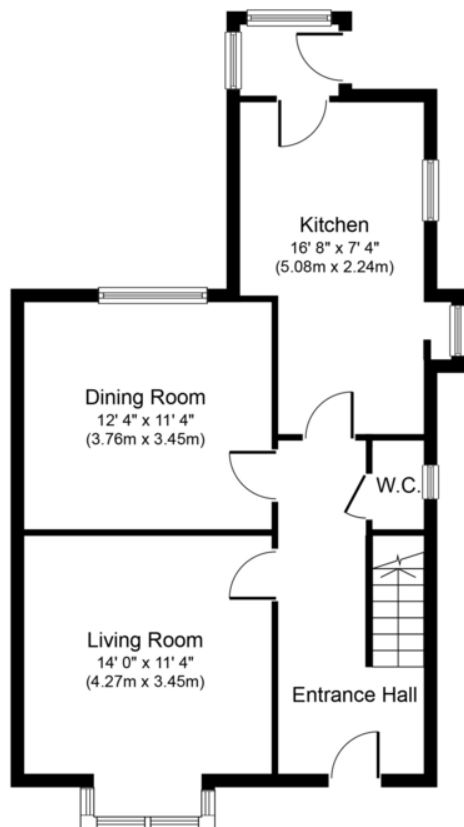




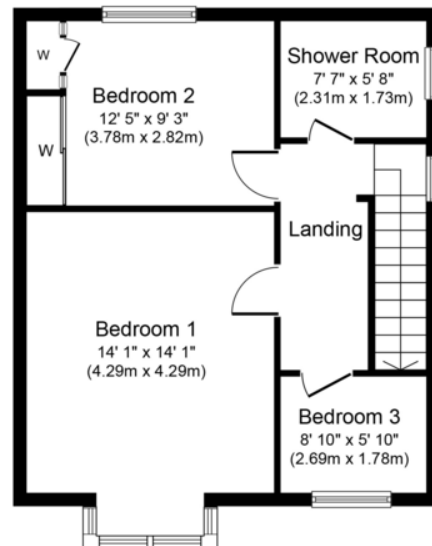
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Ground Floor
Approximate Floor Area
602 sq. ft.
(55.9 sq. m.)



First Floor
Approximate Floor Area
486 sq. ft.
(45.2 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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