

CHANGING HOME



Queens Road | Vicars Cross | Chester | CH3 5HF

£325,000

A spacious well appointed three bedroom semi detached home with large and most attractive rear garden, ample parking and attached garage. Set in the heart of popular Vicars Cross comprising: Porch, large lounge/dining room, kitchen, 3 bedrooms and bathroom. UPVC double glazed. newly installed complete central heating system with Worcester Bosch Combi boiler with 10 year guarantee and HIVE wireless thermostat. Early viewing advised.

Property Description

LOCATION

The property sits in the heart of popular Vicars Cross on the eastern side of the city. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport.

PORCH

Accessed via a composite front door and with a UPVC double glazed window. Leading to UPVC inner door.

LOUNGE/DINING ROOM

22' 5" x 11' 10" (6.83m x 3.61m) A very spacious dual purpose room. To the front is a UPVC double glazed window and UPVC double glazed bi-fold doors to the rear garden. With a conventional radiator and a vertical radiator. Coved ceiling and electric fire within an attractive fireplace.

KITCHEN

With a range of fitted floor and wall units. Granite worktops. Stainless steel sink unit. Space for a cooker with stainless steel extractor hood over. Space for a washing machine, fridge and freezer. Spotlights and UPVC double glazed window. UPVC door to the side.

LANDING

With a built in store cupboard housing new Worcester Bosch combi boiler with 10 year guarantee, installed August 2023. Loft access with pull down ladder. The loft is boarded with light.

BEDROOM 1

14' 5" x 8' 9" (4.39m x 2.67m) min. Fitted wardrobe, radiator and UPVC double glazed window. Newly decorated and newly carpeted.



BEDROOM 2

12' 0" x 7' 8" (3.66m x 2.34m) Built in wardrobe, radiator and UPVC double glazed window. Newly decorated.

BEDROOM 3

11' 5" x 8' 2" (3.48m x 2.49m) With radiator and UPVC double glazed window. Good amount of fitted wardrobes with a combination of drawers. recess of fitted shelving, ideal use as bedroom or office.

BATHROOM

7' 10" x 7' 7" (2.39m x 2.31m) With a WC, wash hand basin on a vanity unit and panelled bath with new Mira shower over installed August 2023. Extractor fan, tiled walls and heated towel rail. Linen cupboard. New oak wood effect vinyl flooring.

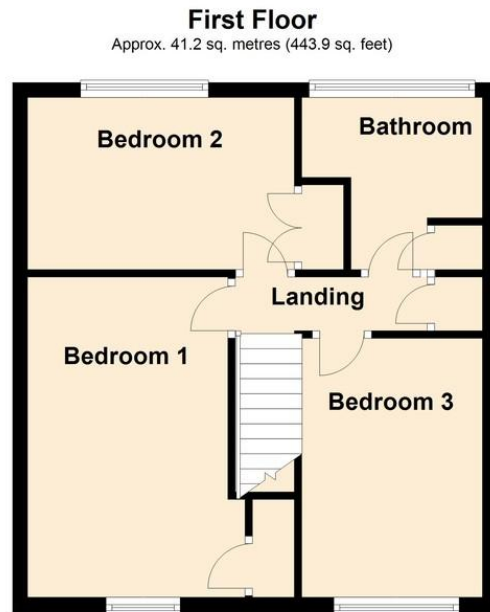
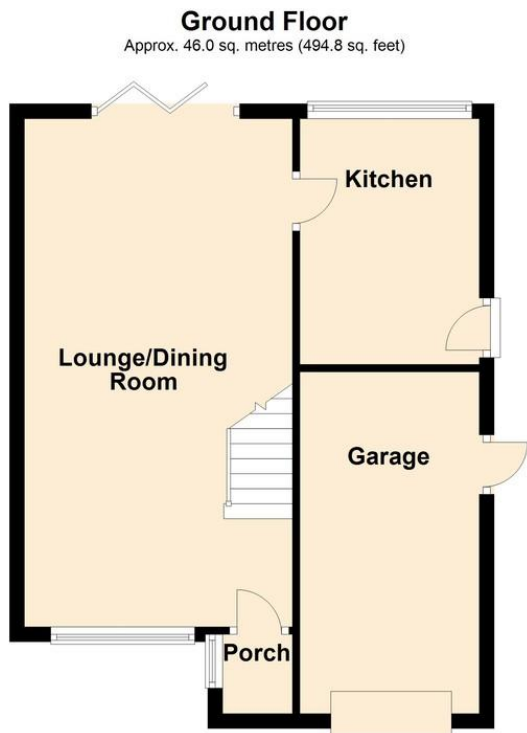
GARAGE

An attached single garage with up and over door. Power and light. Side access personal door to the garage.

OUTSIDE

To the front is a superb stone paved drive to provide ample parking. Also neatly presented well stocked borders. A gate leads to the side of the property which is stone paved with a tap and door to the garage. The rear garden is most attractive with a stone paved patio, lawn and very neatly presented borders. Also a large garden shed with power and a window. Suitable as an office if working from home. large greenhouse and raised beds. Outside security lighting.





Total area: approx. 87.2 sq. metres (938.7 sq. feet)

for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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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

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