

CHANGING HOME



Chester Street | Saltney | Chester | CH4 8BJ

£235,000

A deceptively spacious & well presented three bedroom traditional terraced home set over three floors in a popular location. The property in brief Hall, large open plan living room, bathroom, modern fitted kitchen & dining area with utility and W/C to rear. Three bedrooms and patio secure gated courtyard.

NO ONWARD CHAIN!

Property Description

LOCATION

The property is located within easy reach of Chester City centre and close to local facilities in Handbridge, Westminster Park and Saltney. There is primary and secondary schooling close at hand. Nearby leisure facilities include local golf courses, tennis club, squash court and health club. The Chester Business Park is within a few minutes' drive and easy commuting is available via the M53 motorway which leads to the motorway network and the A55 North Wales trunk road.

HALL

9' 6" x 3' 2" (2.9m x 0.99m) Accessed via a composite front door and with a radiator and Mynton tiled floor.

LIVING ROOM

23' 4" x 10' 5" (7.12m x 3.18m) With UPVC double glazed window to the front with fitted shutters. 2 fireplace recesses, radiator and UPVC double glazed window to the rear. Wood effect laminate floor.

BATHROOM

5' 6" x 6' 5" (1.69m x 1.97m) With a white suite of a WC, wash hand basin on a vanity unit and panelled bath with shower and screen. Frosted UPVC double glazed window and extractor fan.

KITCHEN

10' 9" x 12' 8" (3.29m x 3.88m) With a range of attractive fitted floor and wall units and timber worktops over. Fitted island unit. Ceramic hob, oven, grill and dishwasher. Recessed spotlights. Slate tiled floor.

DINING ROOM

11' 1" x 10' 1" (3.40m x 3.09m) With UPVC double glazed French door to the rear garden. Slate tiled floor. Recessed spotlights and radiator. Recess that can house large fridge/freezer



UTILITY ROOM

8' 10" x 6' 5" (2.71m x 1.98m) With Worcester combi boiler. Space for a washing machine and tumble dryer. Slate tiled floor. UPVC double glazed window and door to the rear.

W/C

With a white WC and slate tiled floor.

LANDING

9' 1" x 4' 11" (2.77m x 1.50m)

BEDROOM ONE

11' 7" x 13' 4" (3.55m x 4.08m) With UPVC double glazed window and fitted shutters. Exposed and polished floorboards. Radiator.

BEDROOM TWO

11' 6" x 8' 1" (3.51m x 2.48m) With UPVC double glazed window. Exposed and polished floorboards. Radiator.

BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.98m) With UPVC double glazed window. Radiator.

OUTSIDE

Double gates at the rear allow vehicular access to a paved parking area. There is also a decked area.





Tenure

Freehold

Council Tax Band

A

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements