

178 St Marks Road ,  
Saltney

£220,000

CURRANS  
*homes*



This modern semi detached home which boasts a private westerly facing rear garden which would make an ideal first time home.

Situated within walking distance of both the amenities that Saltney has to offer as well as being within striking distance of the City centre.

The accommodation which would be ready to move into comprises in brief; entrance hall with downstairs cloaks/w/c off, spacious living room with a bay window with a pleasant outlook, understairs storage, open plan dining kitchen with a range of white gloss finished handleless units with an integrated fridge/freezer and cooking appliances with UPVC French doors onto the rear garden.

To the first floor there are three bedrooms consisting of two doubles and a single bedroom with a main bathroom with a three piece white suite.

There is off road parking to the side and an enclosed private rear garden with a large timber shed.

#### FINER POINTS

\* UPVC double glazed doors & windows





\* Gas fired central heating via a "Worcester" combination boiler

\* Useful downstairs Cloakroom/w/c

\* Perfect first time home

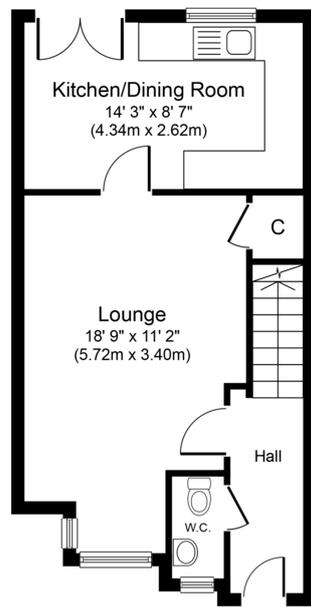
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference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

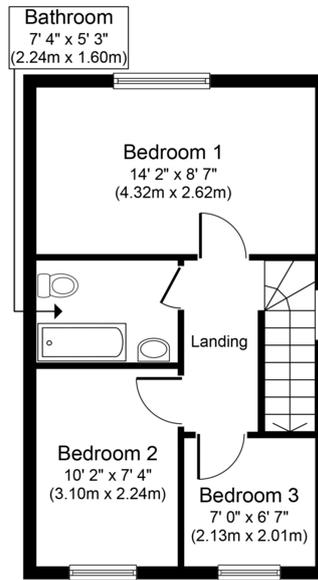
**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band C

**Viewings:** By appointment only



**Ground Floor**  
 Approximate Floor Area  
 394 sq. ft.  
 (36.6 sq. m.)



**First Floor**  
 Approximate Floor Area  
 351 sq. ft.  
 (32.7 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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