

CHANGING HOME



Harley Drive | Higher Kinnerton | Chester | CH4 9GG

£290,000

An immaculate, three bedroom semi-detached modern home located within the very popular village of Higher Kinnerton. The property briefly comprises hall, w/c, kitchen, spacious living room/dining room, three bedrooms and bathroom. Superb landscaped rear garden, front lawn and driveway parking. NO ONWARD CHAIN

Property Description

LOCATION

The very popular village of Kinnerton lies close to the England and Wales border within beautiful countryside. Both Chester and Wrexham are easily accessed by car. The A55 is also close by as is Chester Business Park, Airbus and Broughton Retail Park are a short drive away.

The village has shops, public houses and a highly thought of primary school.

PROPERTY INFORMATION

Having been built in 2019 by Elan homes, this property is still under NHBC cover. The current owners who have had the property from new have made the property into an excellent family home. The condition is immaculate throughout and the recently fully landscaped garden is a real gem.

HALL

10' 8" x 3' 7" (3.26m x 1.10m) Accessed via a composite front door and with laminate flooring and radiator.

WC

5' 6" x 2' 10" (1.68m x 0.87m) With W/C, wash hand basin, radiator, extractor fan and tiled flooring.

KITCHEN

10' 9" x 7' 2" (3.29m x 2.20m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with oven below and stainless steel extractor hood over. space for washing machine. Ideal combi-boiler. Recessed spotlights, radiator, tiled floor and partly tiled walls. Integral fridge/freezer and UPVC double glazed window.



LIVING/DINING ROOM

14' 9" x 14' 1" (4.50m x 4.30m) With wood effect laminate flooring, UPVC French doors leading to garden, storage cupboard and radiator.

LANDING

9' 0" x 4' 1" (2.76m x 1.27m) With radiator and loft access.

BEDROOM ONE

8' 8" x 14' 1" (2.66m x 4.30m) With 2 UPVC double glazed windows and radiator. Built in cupboard.

BEDROOM TWO

10' 9" x 6' 11" (3.30m x 2.11m) With UPVC double glazed window and radiator.

BEDROOM THREE

10' 2" x 6' 9" (3.12m x 2.08m) With UPVC double glazed window and radiator.

BATHROOM

5' 8" x 6' 4" (1.73m x 1.95m) With a white suite of a WC, wash hand basin and panelled bath with shower and screen. Tiled floor and partly tiled walls. Recessed spotlights, extractor fan and heated towel rail.

OUTSIDE

To the side of the property is the parking for several cars and lawn. A gate leads to a good sized rear garden with Indian stone flagged patio, artificial lawn, bespoke shed & dog kennel and oak sleepers with plants.





Tenure

Freehold

Council Tax Band

D

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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