

# CHANGING HOME



Fox Lane | Waverton | Chester | CH3 7PQ

£435,000

A recently extended and fully refurbished three bedroom end of terrace tucked away in the very desirable Waverton village. Offered with NO ONWARD CHAIN the property comprising: Hall, living room, downstairs WC, stunning open plan modern kitchen/diner with bifold doors leading to an extensive rear garden. Upstairs there are three double bedrooms and family bathroom. Driveway parking.

## Property Description

### LOCATION

The very popular village of Waverton is set just to the east of Chester in the heart of the beautiful Cheshire Countryside. The village has local shops and public houses. The village has an excellent primary school and is in catchment for renowned Christleton High School. Eaton Golf Course is also very close at hand. Access to the main road network is simple and Chester is easily accessed.

### HALL

15' 4" x 3' 3" (4.69m x 1.01m) Accessed via a composite front door and with wood effect laminate floor and radiator.

### LIVING ROOM

11' 3" x 11' 10" (3.44m x 3.62m) With UPVC double glazed front door to the front with fitted shutters. Radiator, feature fireplace and wood effect laminate floor.

### CLOAKROOM

With a white WC and wash hand basin. Wood effect laminate floor, heated towel rail, extractor fan and recessed spotlights.

### KITCHEN/DINER

19' 4" x 14' 4" (5.90m x 4.37m) A stunning dual purpose room is the centre piece of the property. There is an extensive range of superb timber fronted fitted floor and wall units with granite worktops. 1 1/2 bowl ceramic sink unit. Large electric range cooker with an extractor fan. Tiled floors and recessed spotlights. Integral fridge/freezer, dishwasher, washing machine and tumble dryer. Built in cupboard. Double glazed bifold doors onto the rear garden.



### **BEDROOM 1**

10' 2" x 15' 7" (3.12m x 4.77m) With a range of fitted wardrobes, radiator and UPVC double glazed window.

### **BEDROOM 2**

14' 5" x 8' 2" (4.41m x 2.50m) With radiator and UPVC double glazed window.

### **BEDROOM 3**

11' 0" x 7' 4" (3.37m x 2.24m) With radiator and UPVC double glazed window.

### **BATHROOM**

8' 0" x 7' 4" (2.46m x 2.24m) An attractive white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower and screen. Tiled floor and partly tiled walls. Heated towel rail and frosted UPVC double glazed window.

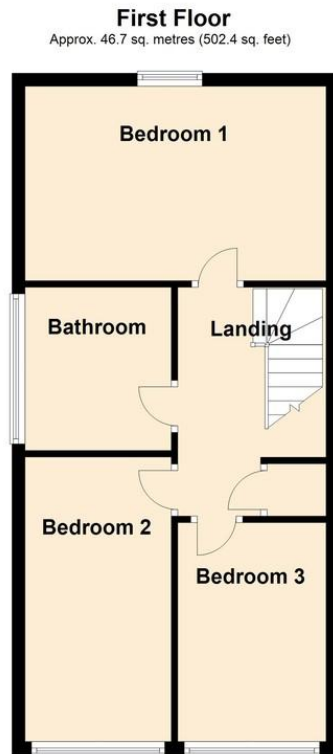
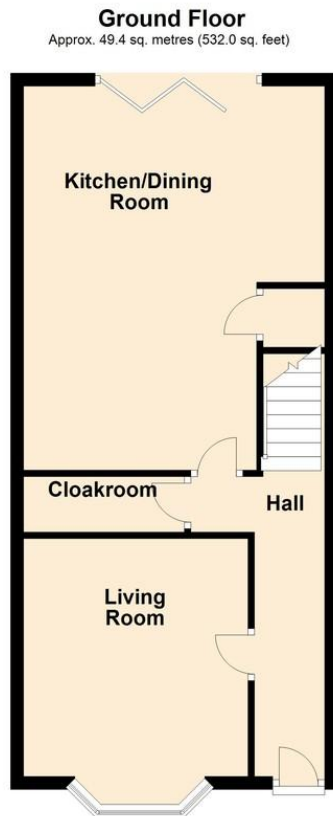
### **LANDING**

11' 8" x 4' 11" (3.57m x 1.52m) With a built in cupboard with Worcester combi boiler. Loft access and radiator.

### **OUTSIDE**

To the front is a paved parking area. A gate at the side gives access to the rear garden. The rear garden is extensive with patio, large lawn, shed, trees and shrubs.





Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

B

## 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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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