

# CHANGING HOME



Hope Street | Chester | CH4 8BU

£130,000

A traditional two bedroom mid terraced home located a short drive from Chester city. The property requires a scheme of refurbishment but has great potential. Hall, open plan living/dining room, kitchen. 2 bedrooms, bathroom and rear courtyard. NO ONWARD CHAIN

## Property Description

### LOCATION

The property is set close to the heart of Saltney being just off the High Street. There are local shops within a short walk and also Morrisons and Asda Superstores. Access to Chester City Centre, Airbus, Broughton Retail Park, A55 and Chester Business Park is simple.

### HALL

12' 10" x 3' 0" (3.93m x 0.93m) Accessed via UPVC front door with radiator.

### LIVING AREA

10' 9" x 10' 5" (3.28m x 3.18m) With UPVC window, fireplace and radiator.

### DINING AREA

11' 10" x 10' 8" (3.61m x 3.27m) With tiled flooring, UPVC window and radiator.

### KITCHEN

12' 2" x 7' 4" (3.73m x 2.24m) With downstairs storage cupboard, tiled flooring, floor and wall units, stainless steel sink, radiator, UPVC windows and door leading to rear courtyard.

### LANDING

11' 9" x 5' 4" (3.60m x 1.65m) With loft access.

### BEDROOM ONE

10' 10" x 14' 0" (3.32m x 4.29m) With UPVC window and radiator.



## BEDROOM TWO

11' 9" x 8' 4" (3.60m x 2.55m) With UPVC window and radiator.

## BATHROOM

12' 4" x 7' 4" (3.77m x 2.26m) With white suite consisting of W/C, wash hand basin, bath with electric shower over. Partly tiled walls, cupboard housing an IDEAL combi boiler, UPVC window and radiator.

## OUTSIDE

To the front of the property are steps leading leading the front door, to the rear is a patio courtyard with a gate leading a rear alleyway. outbuilding for storage. There is ample on street parking available.





## 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>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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