



13 Chester Road,
Saltney

£270,000

CURRANS
homes



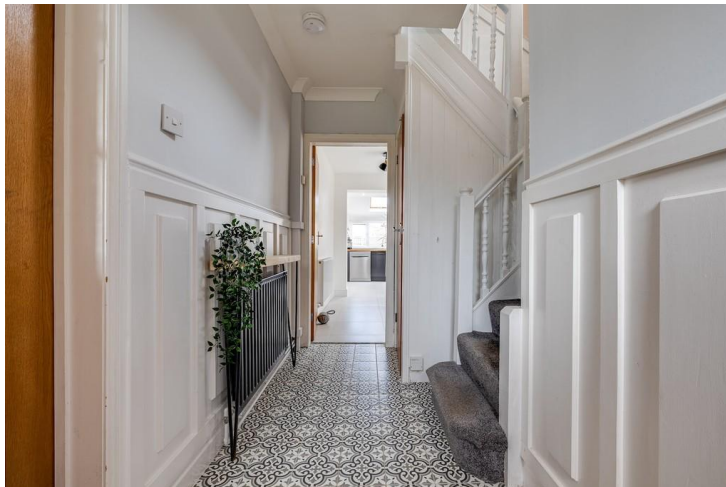
Located in Saltney, this delightful 3-bedroom semi-detached house is just a stone's throw from Broughton Shopping Park and a short drive to Chester city centre, this property is ideally situated for easy access to local amenities.

As you enter, you'll be greeted by a warm and inviting living room featuring a working log burner. The living room leads seamlessly into a spacious kitchen with an island and dining area providing ample space for family meals and entertaining guests.

Additional features on this floor include a handy utility space and a light-filled conservatory, offering a versatile area for various uses. The hallway houses a convenient understairs storage cupboard and a WC.

Upstairs, you will find three well-appointed bedrooms a family bathroom and an additional storage cupboard. The loft has been thoughtfully boarded out, providing excellent storage or potential for further use. The garage has been expertly converted into another versatile reception space, perfect for a home office, playroom, or additional living area.





The exterior of the property is equally impressive, with a larger-than-average landscaped front garden. The back garden features a lovely patio area, ideal for outdoor dining and entertaining. Additionally, there is parking to the rear of the property, ensuring convenient and secure off-road parking.

FINER POINTS

*Working log burner

*Gas central heating

*Separate utility space and conservatory

*Converted garage offering versatile reception space

*Landscaped larger-than-average front garden

*Secure off road parking at the rear

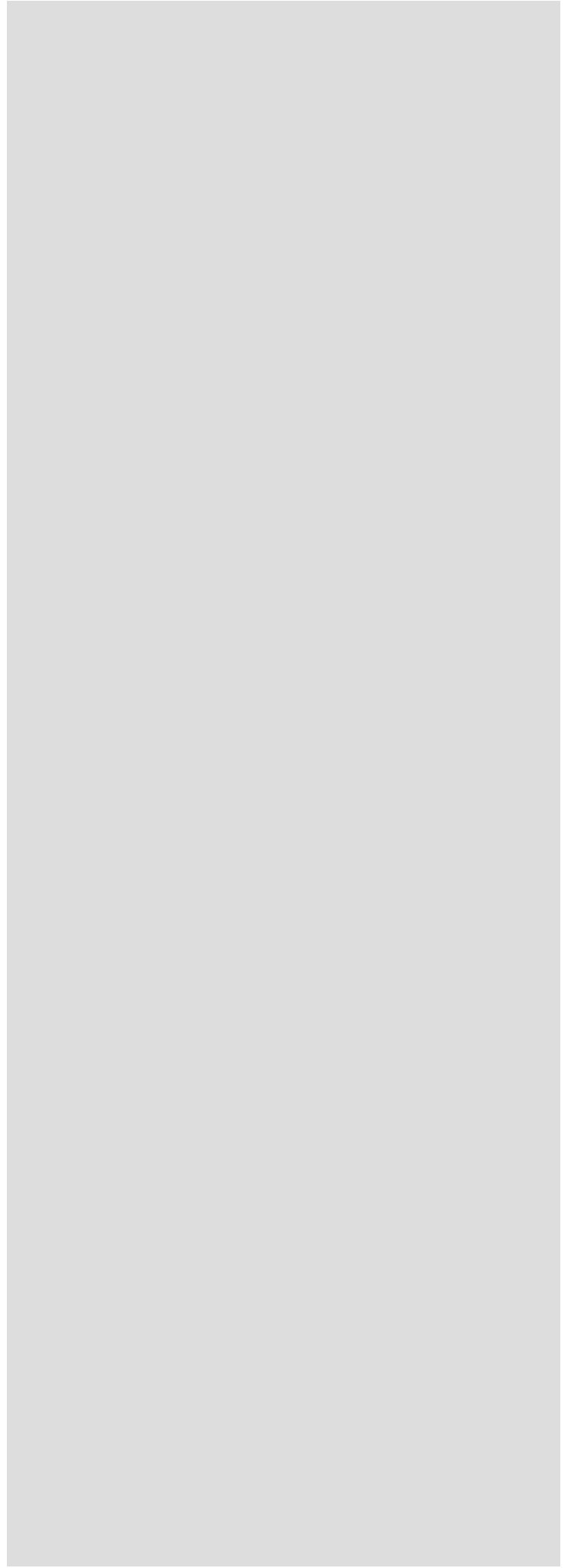
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference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

Council Tax: Band D

Viewings: By appointment only

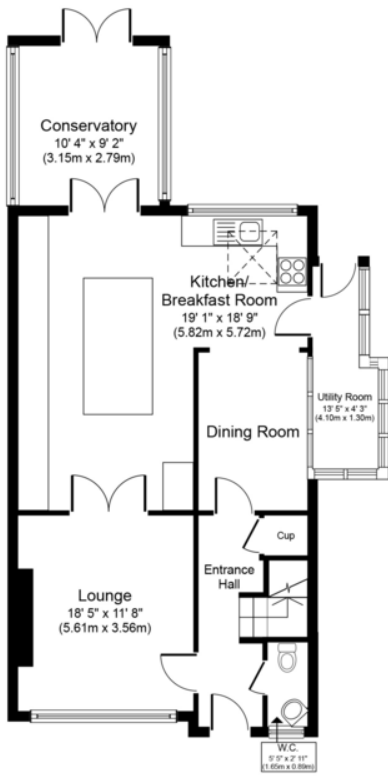




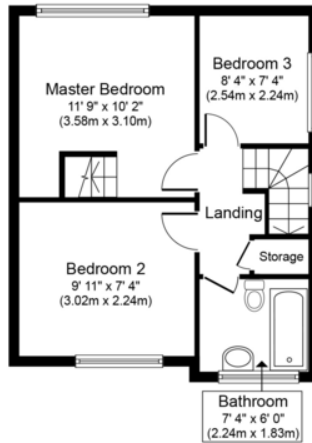
%image_c_21_750%

%image_c_22_750%

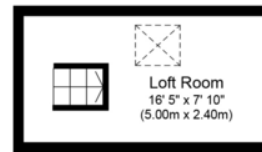
%image_c_23_750%



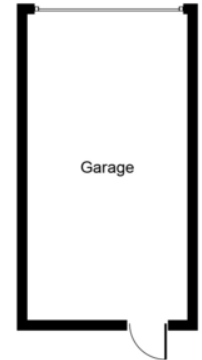
Ground Floor
Approximate Floor Area
762 sq. ft.
70.8 sq. m.)



First Floor
Approximate Floor Area
420 sq. ft.
(39.1 sq. m.)



Loft Floor
Approximate Floor Area
128 sq. ft.
(11.9 sq. m.)



Garage

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.

Copyright V360 Ltd 2024 | www.houseviz.com

Office Address

11 Grosvenor Street
 Chester, Cheshire
 CH1 2DD

01244 313900

sales@curranshomes.co.uk

