

7 Rowan Park,  
Christleton

£595,000

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*homes*



Quietly tucked away in a small cul-de-sac just a stone's throw away from the picturesque Cheshire Village of Christleton.

Being only a short walk away the highly revered primary and secondary schools this detached family home could not be better located.

The accommodation which has been well extended to the ground floor and boasts a private and established rear garden. The good sized cloakroom with a w/c & cloaks cupboard leads to a spacious over 17ft wide living room with a bay window, separate dining room which opens into a conservatory which overlooks the rear garden.

There is a double ground floor bedroom ideal for guests/relatives with an extended over 16ft wide dining kitchen full of light with three windows which leads to a utility room which in turns provides access to the double garage.

To the first floor there are three bedrooms with fitted wardrobes and an en-suite shower to bedroom one plus a main bathroom with a white suite.

There are good sized grounds with a large frontage with plentiful off road parking with an enclosed rear garden.





NO CHAIN.

**FINER POINTS**

- \* Extended to the ground floor to provide an excellent sized kitchen and living room
- \* Catchment to both Christleton Primary and Secondary schools
- \* Gas fired central heating via a "Vaillant" combination boiler
- \* Close to picture perfect walks along the Shropshire union canal

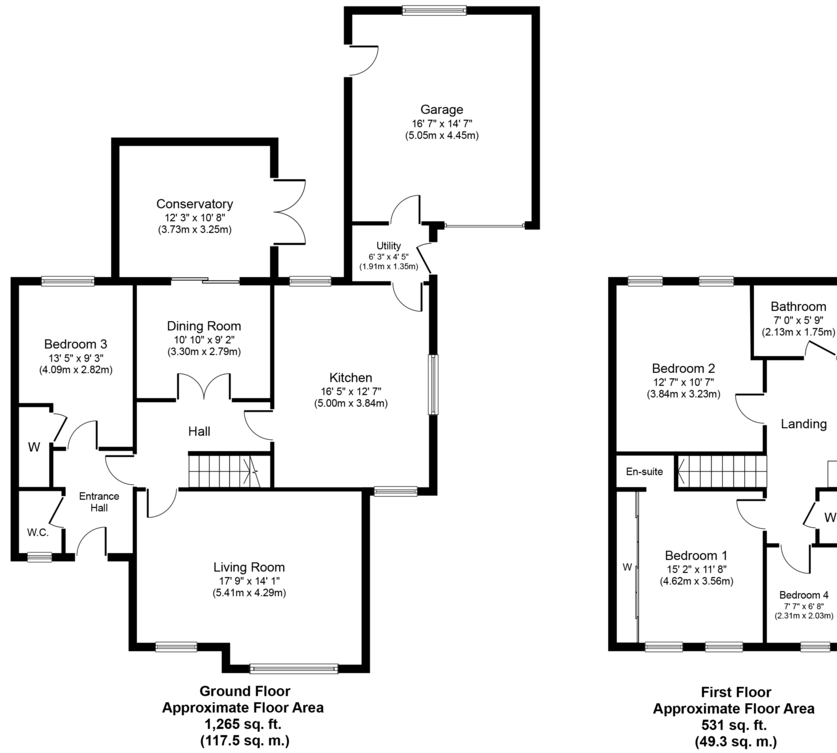
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**Tenure:** Freehold

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

**Council Tax:** Band F

**Viewings:** By appointment only



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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