



8 THURSTON ROAD, CHESTER

£300,000

- THREE BEDROOMS
- MODERNISED THROUGHOUT
- HIGH SPECIFICATION INTERIOR
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- AMPLE STORAGE

8 THURSTON ROAD, CHESTER, CH4 8PH



A detached three-bedroom home situated in a quiet cul-de-sac, just four miles from Chester city centre, in a family-friendly area.

The property is set back from the road and approached via a driveway, with a lawned front garden adjacent to a path leading to the front door. Upon entering, you are greeted by a light and airy hallway, which offers space for a coat cupboard and has a door leading to a well-appointed downstairs cloakroom. The open-plan living room flows into a dining area that stretches the full length of the property. The living room features a large bay window to the front and is equipped with home cinema facilities, including a built-in surround sound speaker system. The dining area has sliding doors opening into a conservatory and also has a door leading into the kitchen.

The kitchen is fitted with cream Shaker-style base and wall units, solid oak worktops, and a full range of appliances, including an integrated dishwasher, washing machine, oven, gas hob, and space for an American-style fridge freezer. The conservatory boasts a full-glass surround with French doors leading out to the garden.

A U-shaped staircase leads to the landing. The master bedroom is located at the front of the property and has fully fitted wardrobes, as well as a newly fitted en-suite shower room, comprising a shower, WC, and washbasin.

Bedroom two is a generously sized double, overlooking the garden and with fitted wardrobes. Bedroom three is currently configured as a home office, with fitted desks and storage, but could easily be converted back into a double bedroom. A newly fitted family bathroom serves bedrooms two and three, and features a bath with shower over, WC, and washbasin. The loft is fully boarded, has lighting, and features a drop-down ladder for easy access.

Externally, the property enjoys a large, tree-lined garden offering privacy from neighbouring homes. The majority of the garden is lawned, with a block-paved patio area. There is a bespoke wooden shed currently set up as a workshop, complete with lighting and electrical sockets, as well as two additional wooden sheds, offering ample storage. The garden enjoys a fantastic amount of sunshine throughout the day, making it the perfect space to relax on warm days. To the front the property has off road parking for at least two vehicles.

Thurston Road is located within the highly sought-after Stanley Park development, which was built by Redrow and Harwood Homes in the 1990s and has since become a popular and improving residential area. Chester Business Park, Broughton Retail Park, and Chester city centre are all within easy commuting

distance, and there is a regular bus service to the city centre within walking distance of the property. There are two local primary schools, as well as a secondary school, within easy travelling distance. The property is well-served by amenities, with Asda and Morrisons supermarkets nearby, as well as day-to-day amenities within Saltney itself.

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Council Tax:

Band D

Local Authority:

Cheshire West and Chester Council

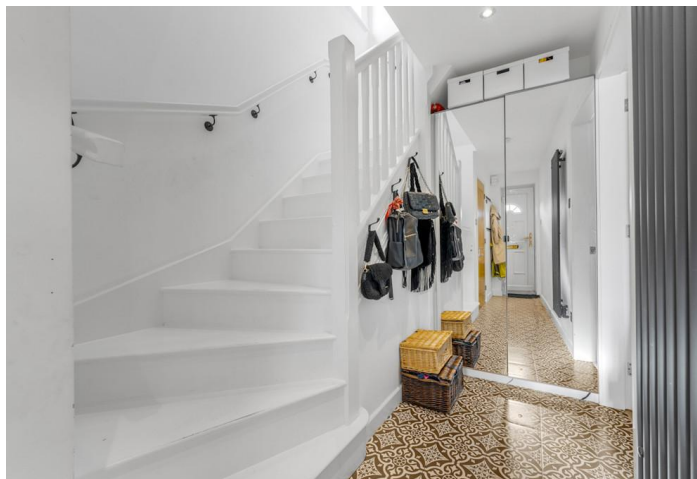
8 THURSTON ROAD, CHESTER, CH4 8PH



Total Floor Area:
1,031 sq ft / 96 sq m

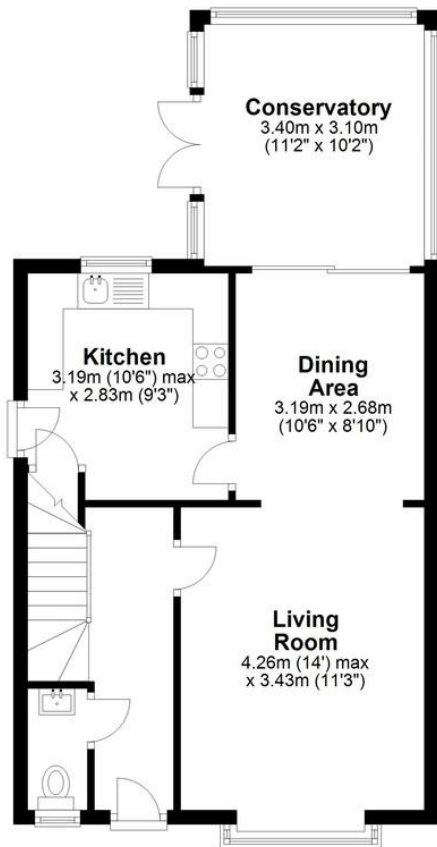
Viewings:
By prior appointment with the agent

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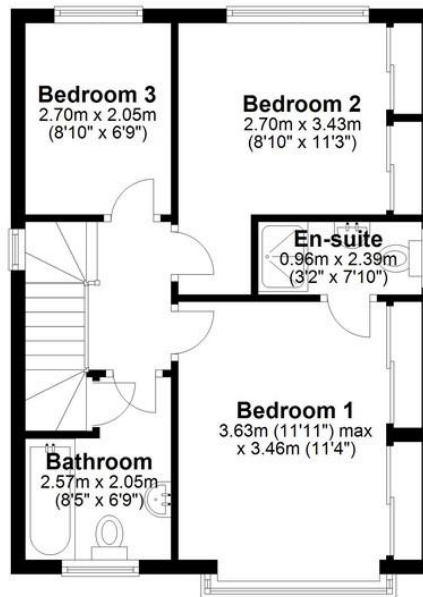
Ground Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements