

# CHANGING HOME



**Bradford Street | Handbridge | Chester | CH4 7DE**

**£325,000**

A beautifully presented and most spacious **THREE** double bedroom end terrace located in the highly desirable suburb of Handbridge. In Brief: Hall leading to large open plan kitchen/diner, living room, utility room, W/C, three double bedrooms and two bathrooms. Low maintenance rear courtyard.

**Viewing highly recommended!**

## Property Description

### LOCATION

The property is set in the very popular Bradford Street being in the heart of Handbridge. Chester City Centre, River Dee and The Meadows are a short walk away. Access to Chester Business Park is simple. Handbridge itself offers an array of high quality shops, bars and cafes together with schooling for all ages.

### ENTRANCE HALL

Accessed via a UPVC front door with engineered oak floor and leading into the kitchen/dining room.

### KITCHEN/DINING ROOM

18' 4" x 10' 9" (5.61m x 3.3m) With an extensive array of attractive floor & wall units, timber worktops and shelving. Stainless steel sink unit, 5 ring gas hob with extractor above and oven below. Integral dishwasher. UPVC double glazed window & UPVC double doors leading to rear courtyard. A wall mounted combi-boiler & radiator.

### LIVING ROOM

11' 1" x 12' 3" (3.39m x 3.75m) With UPVC window, open fireplace and radiator.

### UTILITY ROOM

6' 9" x 6' 11" (2.08m x 2.11m) With engineered oak flooring, space for washing machine, fridge/freezer and tumble dryer. fitted units and timber work top. UPVC window and door to cloakroom.

### CLOAKROOM

7' 0" x 3' 1" (2.14m x 0.94m) With W/C & wash hand basin. Recessed spotlights & extractor fan. Engineered oak flooring.

### LANDING

15' 1" x 7' 7" (4.61m x 2.33m) With recessed spotlights, UPVC window to front of property and staircase to 2nd floor.

### BEDROOM ONE

11' 10" x 11' 3" (3.61m x 3.43m) With radiator, UPVC window and recessed spotlights.





## BEDROOM TWO

10' 11" x 10' 4" (3.33m x 3.15m) With UPVC window, recessed spotlights and radiator.

## BEDROOM THREE

13' 3" x 13' 5" (4.04m x 4.11m) With two velux windows, recessed spotlights and radiator

## BATHROOM

7' 6" x 7' 1" (2.31m x 2.18m) With P shaped bath with shower and shower screen, W/C, wash hand basin on a timber topped vanity unit. Wood effect laminate flooring, frosted UPVC window, extractor fan, spotlights and heated towel rail.

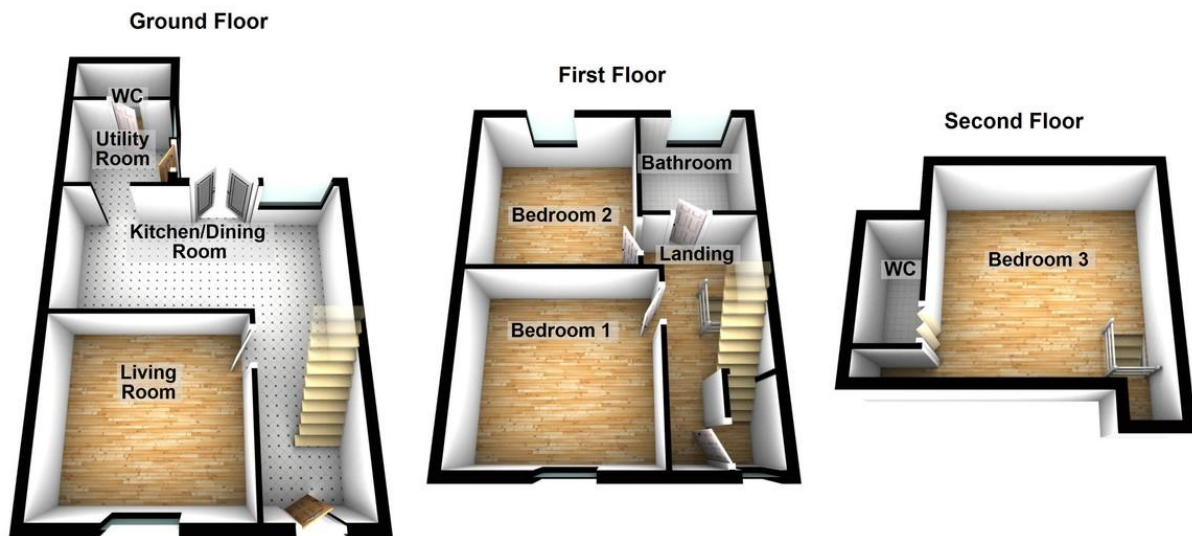
## ENSUITE

7' 8" x 2' 5" (2.34m x 0.74m) With large walk in tiled shower cubicle, wash hand basin, W/C. Recessed spotlights, extractor fan and heated towel rail.

## OUTSIDE

The rear of the property there is an attractive rear private courtyard with a gate to the side. There is plenty of on street parking available on Bradford St.





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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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