

# CHANGING HOME



Allington Place | Handbridge | Chester | CH4 7DU

£240,000

An excellent three bedroom home in the heart of very popular Handbridge with parking for two cars to the front and a lawned garden to the rear.

Hall, living room and kitchen/diner. 3 bedrooms and bathroom. UPVC double glazed and gas central heating. Ideal for a first time buyer.

## Property Description

### LOCATION

The property is set in the very heart of ever popular Handbridge on sought after Hartington Street very close to an array of high quality shops, cafes and public houses. Chester City Centre is a short walk away across the River Dee. The Meadows are also close at hand. Access to Chester Business Park and A55 is simple.

### HALL

Accessed via a UPVC front door and with a radiator and wood effect laminate floor.

### LIVING ROOM

13' 11" x 13' 0" (4.24m x 3.96m) With an electric fire within a timber fireplace. Radiator, wood effect laminate floor and UPVC double glazed window.

### KITCHEN/DINER

17' 1" x 8' 11" (5.21m x 2.72m) The kitchen has a range of fitted floor and wall units together with a stainless steel sink unit. 4 ring gas hob with oven below and stainless steel extractor hood over. Space for a fridge/freezer and washing machine. Ideal combi boiler. Partly tiled walls and spotlights. Tiled floor. UPVC double glazed window.

The dining area has wood effect laminate floor, radiator and UPVC double glazed double doors to the rear garden. Built in understairs cupboard.

### LANDING

With loft access and an over stairs cupboard.

### BEDROOM 1

10' 4" x 9' 11" (3.15m x 3.02m) With radiator and UPVC double glazed window.

### BEDROOM 2

12' 0" x 8' 5" (3.66m x 2.57m) With radiator and UPVC double glazed window.

### BEDROOM 3

8' 11" x 8' 5" (2.72m x 2.57m) With radiator and UPVC double glazed window.



## BATHROOM

6' 4" x 4' 9" (1.93m x 1.45m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled floor and fully tiled walls. Heated towel rail and frosted UPVC double glazed window.

## PARKING

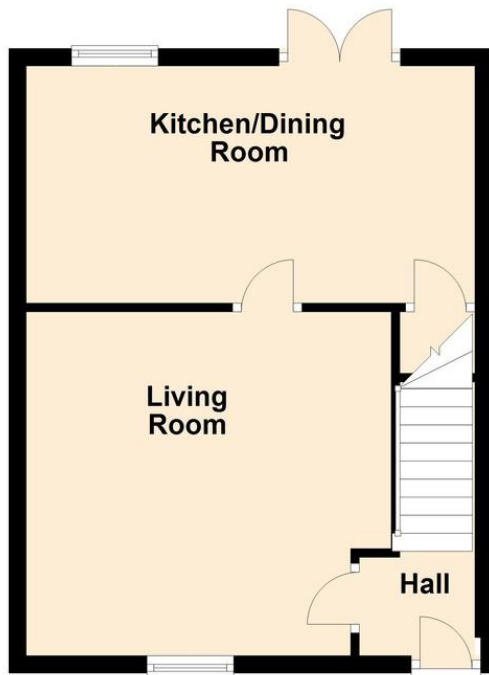
There is parking for two cars on the recently laid resin drive at the front of the property.

## OUTSIDE

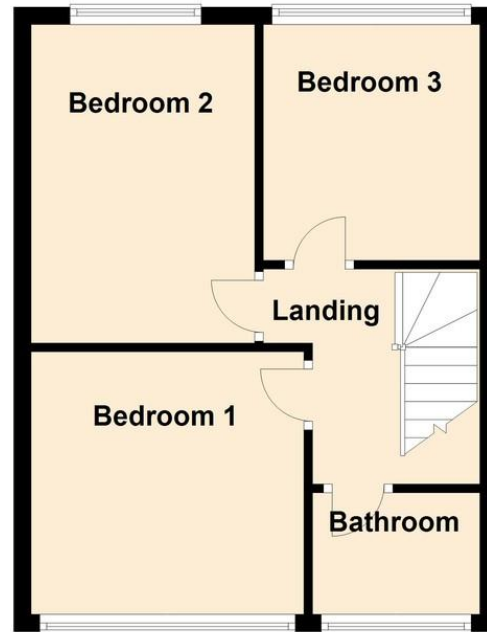
To the front is the parking. At the rear is an enclosed garden with a lawn and brick paved patio.



## Ground Floor



## First Floor



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>		90
(69-80) <b>C</b>	74	
(55-68) <b>D</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 and 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