

CHANGING HOME



Newall Close | Tattenhall | Chester | CH3 9PP

£340,000

An immaculate, beautifully appointed and very well maintained modern two double bedroom semi detached home with a delightful rear garden. Set at the top of a cul-de-sac in the heart of popular Tattenhall village. Off road parking for two cars and impressive conservatory to the rear. Internal viewing a must.

Property Description

PROPERTY DETAILS

The property benefits several recent additions including a composite front door, UPVC double glazing, gas fire in the lounge, new roof to the conservatory and fitted kitchen.

LOCATION

The very popular village of Tattenhall is set within the heart of beautiful Cheshire countryside. The village is around 8 miles to the south of Chester. Within Tattenhall are a selection of public houses, cafes and restaurants, cricket club, primary school, shops and offices. The village has an exceptional community spirit.

HALL

With recently installed composite front door allowing access to the hall with wood effect laminate floor and radiator.

LIVING ROOM

12' 6" x 12' 4" (3.81m x 3.76m) With 2 UPVC double glazed windows. recently installed gas fire. Ceiling cornice and wood effect laminate floor.

KITCHEN/DINER

15' 7" x 9' 7" (4.75m x 2.92m) An impressive kitchen with a range of fitted floor and wall units having quartz worktops. Sink unit. Ceramic hob with oven below and stainless steel extractor hood over. Integral dishwasher and washing machine. Recessed spotlights and wood effect laminate floor. Understairs cupboard with space for a tumble dryer.

CONSERVATORY

12' 10" x 9' 8" (3.91m x 2.95m) With UPVC double glazed windows and double doors to the rear garden. Recently added solid roof with feature timber beams and recessed spotlights. 2 wall light points. Wood effect laminate floor.

LANDING

With large built in cupboard housing Worcester combi boiler. Loft access.



BEDROOM 1

12' 7" x 11' 10" (3.84m x 3.61m) into wardrobe. With a range of fitted wardrobes. Radiator, 2 UPVC double glazed windows. Over stairs cupboard.

BEDROOM 2

10' 6" x 9' 2" (3.2m x 2.79m) With radiator and UPVC double glazed window. Fitted wardrobes and dressing table.

EN-SUITE WC

With a white suite of a WC and wash hand basin on a vanity unit. Tiled floor and fully tiled walls. Recessed spotlights.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath. Tiled floor and tiled walls. Recessed spotlights and frosted UPVC double glazed window. Heated towel rail and extractor fan.

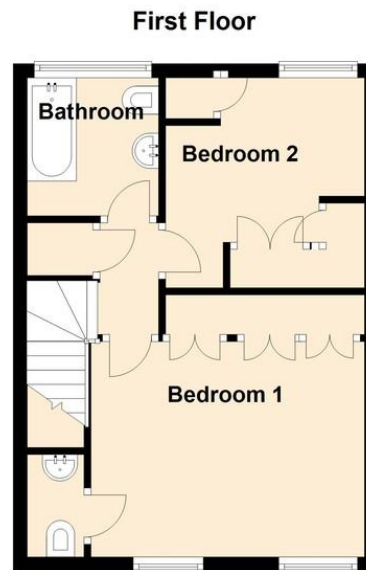
PARKING

With off road parking for two cars at the front of the property.

OUTSIDE

To the front is the parking and a very neat lawned garden with well stocked borders. A gate and brick paved path lead to the side of the property with a tap and bin store space. The delightful rear garden is enclosed and has a sunny aspect with two patios, lawn, timber gazebo, power point and two sheds.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

D

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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		

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