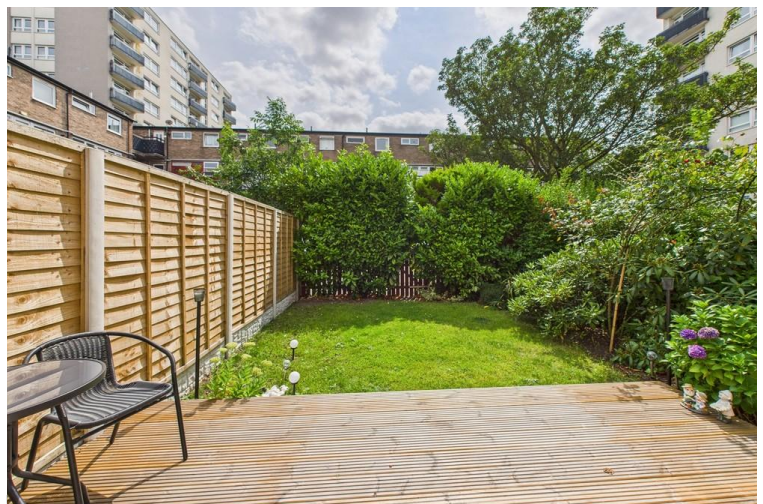


CHANGING HOME



St. Anne Street | Chester | CH1 3HT

£250,000

A superbly appointed and most spacious 3 double bedroom, 2 Bathroom mid terrace home in popular Newtown very close to both the City Centre and Hoole. The property has front & rear gardens, combi fired gas central heating and recently upgraded UPVC double glazing. NO ONWARD CHAIN it is ideal for a first time buyer or investor.

Property Description

LOCATION

The property is in an ideal position being a short walk form Chester City Centre, Hoole and the main railway station. There are local shops, restaurants and pubs close by.

HALL

5' 8" x 15' 3" (1.73m x 4.65m) Accessed via a UPVC front door with frosted glass panels, utility cupboard, laminate flooring, staircase to first floor and radiator.

CLOAKROOM

2' 7" x 6' 8" (0.79m x 2.05m) With W/C, tiled shower cubicle with mains powered shower, tiled flooring and frosted UPVC window.

KITCHEN/DINING AREA

8' 10" x 15' 2" (2.71m x 4.64m) Kitchen with floor and wall base units, 1/2 stainless steel sink unit, 4 ring gas hob with extractor over, integral oven & grill, space for washing machine, cupboard housing combi-boiler, laminate flooring and UPVC double glazed window.

Dining area with storage cupboard, space for a free standing fridge freezer and laminate flooring.

LIVING ROOM

17' 7" x 12' 5" (5.36m x 3.80m) With laminate flooring, underfloor heating, radiator and UPVC double glazed window and door leading to rear garden.

LANDING

2' 11" x 8' 1" (0.89m x 2.48m) With newly fitted carpets and loft access.

BEDROOM ONE

8' 8" x 11' 9" (2.65m x 3.59m) With newly fitted carpets, UPVC double glazed window and radiator.

BEDROOM TWO

8' 11" x 15' 11" (2.74m x 4.87m) With newly fitted carpets, UPVC double glazed window and radiator.



BEDROOM THREE

8' 5" x 12' 4" (2.58m x 3.78m) With newly fitted carpets, UPVC double glazed window and radiator.

BATHROOM

8' 7" x 6' 9" (2.63m x 2.06m) With W/C, wash hand basin, panelled bath with main powered shower, tiled walls and flooring, radiator, extractor fan and frosted UPVC window.

OUTSIDE

To the front of the property is a gated patio with a storage outbuilding. To the rear of the property is an attractive garden consisting of lawn, decking and shrubbery.

PARKING

Residents parking can be applied for via Chester & Cheshire West Council.

USEFUL INFORMATION

*Roof replacement- 2023

*Window and door replacement - 2023

*Boiler Installed- 2016

*New shed roof- 2024





Tenure

Freehold

Council Tax Band

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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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