

CHANGING HOME



Green Howards Road | Chester | CH3 6FB

£275,000

A well presented three bedroom two bathroom modern end town house. Set within a popular modern development on the southern edge of the city. The property includes three double bedrooms, two bathrooms, good sized garden and two allocated parking spaces. Viewing highly recommended.

Property Description

LOCATION

The property is set within the very popular Crown Park development at Saughton on the southern edge of Chester. Huntington Primary School is within a short walk. The Rake and Pikel public house and a Co-op also very close by. Access to villages such as Churton, Alford and Farndon is simple. The main road network is simple via the A55. Chester City Centre is well served by public transport. There is a small play area for young children to the front of the property.

HALL

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

LOUNGE/DINER

15' 10" x 15' 6" (4.83m x 4.72m) max. UPVC double glazed window and French doors to the rear garden. Understairs cupboard, radiator and wood effect laminate floor.

KITCHEN

9' 1" x 8' 10" (2.77m x 2.69m) An attractive recently redecorated fitted kitchen with a range of fitted floor and wall units. Tiled floor. 4 ring gas hob with stainless steel extractor hood over. Oven and grill. 1 1/2 bowl stainless steel sink unit. Integral dishwasher and fridge/freezer. Wall mounted Potterton combi boiler.

CLOAKROOM

With a white suite of a WC and wash hand basin. Radiator, tiled floor and frosted UPVC double glazed window.

LANDING

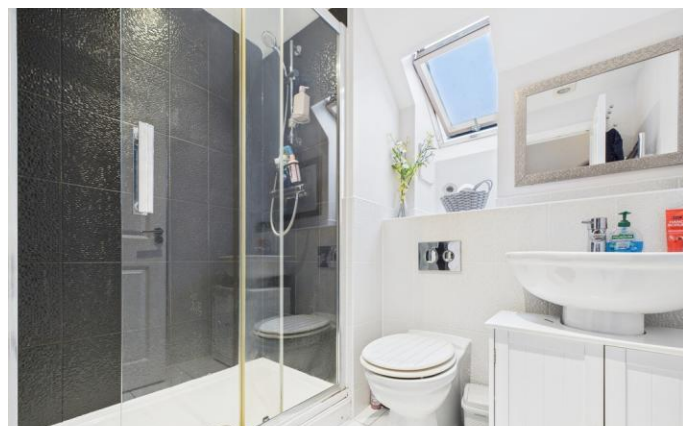
With UPVC double glazed window to the side.

BEDROOM 2

12' 4" x 9' 2" (3.76m x 2.79m) With radiator and UPVC double glazed window.

BEDROOM 3

9' 3" x 7' 7" (2.82m x 2.31m) With radiator and UPVC double glazed window.



BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m) With a white suite of a WC, wash hand basin on a vanity unit and panelled bath with shower and screen. Recessed spotlights, extractor fan and heated towel rail. Tiled floor and partly tiled walls.

BEDROOM 1

15' 10" max x 10' 7" (4.83m x 3.23m) With double built in wardrobe, loft access and radiator. UPVC double glazed windows to side and front.

EN-SUITE

With a white suite of a WC, wash hand basin on a vanity unit and tiled shower cubicle. Velux roof window. Tiled floor and partly tiled walls. Heated towel rail, extractor fan and recessed spotlights.

GARDEN

A timber gate leads to the side of the property and a path then leads to the rear garden which is enclosed with a patio and lawn.

PARKING

To the side of the building is off road parking for 2 cars.





Tenure

Freehold

Council Tax Band

C

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(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 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