

# CHANGING HOME



**Alyndale Road | Saltney | Chester | CH4 8UG**

**£275,000**

A superbly appointed and extended three bedroom semi-detached home with garage to the rear. Porch, hall, living room, kitchen/diner, sitting room and utility room. 3 bedrooms and bathroom. UPVC double glazed. Internal inspection advised. NO ONWARD CHAIN.



## Property Description

### LOCATION

The property is part of a modern development within Saltney that lies immediately to the west of Chester. Access to Chester Business Park, Broughton Retail Park, Airbus and A55 is simple. Chester City Centre is a short drive away and is well served by regular public transport. Morrison's Superstore is within walking distance.

### PORCH

A large than usual porch accessed via a composite front door and with tiled floor, radiator and UPVC double glazed door and windows to the Hall.

### HALL

With a built in storage cupboard and understairs fitted cabinets. Radiator and solid wood floor.

### LIVING ROOM

14' 2" x 10' 6" (4.34m x 3.21m) With deep coved ceiling, UPVC double glazed window and radiator.

### KITCHEN/DINER

16' 3" x 9' 0" (4.96m x 2.75m) With a range of fitted floor and wall units. Sink unit. Ceramic hob with oven and warming drawer below. Integral fridge/freezer and dishwasher. Solid wood floor.

### SITTING ROOM

19' 6" x 6' 2" (5.95m x 1.90m) With 3 Velux roof windows, UPVC double glazed French doors and windows to the rear garden. Vertical radiator. Solid radiator.

### UTILITY ROOM

With tiled floor, UPVC double glazed window and space for a washing machine. Fitted floor unit and shelves.

### LANDING

With loft access and frosted UPVC double glazed window.

### BEDROOM 1

12' 0" x 8' 11" (3.68m x 2.73m) With fitted wardrobes, radiator and UPVC double glazed window.



## BEDROOM 2

11' 3" x 8' 10" (3.43m x 2.71m) With built in linen cupboard and radiator. UPVC double glazed window.

## BEDROOM 3

7' 10" x 7' 0" (2.39m x 2.14m) With radiator and UPVC double glazed window.

## BATHROOM

6' 11" x 5' 4" (2.12m x 1.64m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower over. Partly tiled walls, vertical radiator/towel rail. extractor fan and frosted UPVC double glazed window.

## GARAGE

A large single garage accessed via UPVC double doors. With power and light. Frosted UPVC double glazed window.

## OUTSIDE

To the front is a block paved parking area with further gravel area. A gate leads to the side within which is a timber shed. The rear has a stone paved patio and lawn.





## Tenure

Freehold

## Council Tax Band

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## 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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