



Main Road | Higher Kinnerton | Flintshire | CH4 9AJ

£420,000

An extended and now very spacious and well presented three bedroom detached bungalow in the heart of the popular village of Kinnerton. Set on a large plot giving big gardens to front and rear. An extensive drive and garage provide parking for several cars.
UPVC double glazed and gas central heating. Internal inspection advised.

Property Description

LOCATION

The very popular village of Kinnerton lies close to the England and Wales border within beautiful countryside. Both Chester and Wrexham are easily accessed by car. The A55 is also close by as is Chester Business Park, Airbus and Broughton Retail Park are a short drive away. The village has shops, a superb coffee shop, two public houses and a highly thought of primary school.

HALL

Accessed via a UPVC front door and with a radiator and fitted cloaks cupboard.

LIVING ROOM

18' 2" x 14' 2" (5.54m x 4.32m) With UPVC double glazed windows to both front and rear aspects. Radiator. UPVC double glazed French doors lead to the Conservatory.

KITCHEN/BREAKFAST ROOM

17' 2" x 9' 8" (5.23m x 2.95m) A most attractive fitted kitchen with an extensive range of fitted floor and wall units. 1 1/2 bowl sink unit. Bosch oven and microwave. Ceramic hob with extractor hood over. Bosch dishwasher. Integral fridge/freezer. Fitted breakfast bar, spotlights and vertical radiator. Tiled floor and partly tiled walls. 2 UPVC double glazed windows.

DINING ROOM/UTILITY

12' 1" x 8' 7" (3.68m x 2.62m) plus alcove. With 2 UPVC double glazed window and 1 frosted UPVC double glazed window. Fitted units to the alcove incorporating space for a washing machine and tumble dryer. wall mounted Ideal combi boiler. UPVC door to the rear garden.

CONSERVATORY

11' 6" x 11' 4" (3.51m x 3.45m) With UPVC double glazed windows and double doors. Tiled floor.

CLOAKROOM

With a white suite of a WC and wash hand basin on a vanity unit. Radiator and frosted UPVC double glazed window.



BEDROOM 1

11' 10" x 9' 8" (3.61m x 2.95m) With fitted wardrobes, radiator and UPVC double glazed window.

BEDROOM 2

9' 0" x 9' 1" (2.74m x 2.77m) With fitted wardrobes and drawers, radiator and UPVC double glazed window.

BEDROOM 3

9' 5" x 8' 3" (2.87m x 2.51m) With fitted wardrobes, radiator and UPVC double glazed window.

BATHROOM

8' 5" x 5' 5" (2.57m x 1.65m) With a white suite of a WC and wash hand basin on a vanity unit. Shower cubicle. Tiled walls and frosted UPVC double glazed window. Vertical radiator and spotlights.

GARAGE

A large single garage with up and over door. Power and light.

OUTSIDE

To the front is a large lawn with mature trees. There is also a long wide brick paved drive at the front and side to provide parking for many cars. A gate then leads to the rear garden. The rear garden is extensive with has a patio, lawn and trees, shed and outside tap.





Tenure

Freehold

Council Tax Band

E

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		84
(69-80) C	70	
(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 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