

CHANGING HOME



Sandy Lane | Saltney | Chester | CH4 8UB

£225,000

A three bedroom detached home on popular Sandy Lane with garage with great potential requiring a comprehensive scheme of refurbishment. Superb aspect to the front to Welsh hills. Hall, living room, dining room and kitchen. 3 bedrooms and bathroom. Gardens front and rear. Ample parking. 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.

HALL

Accessed via a UPVC double glazed front door and frosted UPVC double glazed window. radiator and understairs shoe cupboard.

LIVING ROOM

12' 9" x 10' 6" (3.89m x 3.2m) With double glazed bow window, feature fireplace with gas fire and radiator.

DINING ROOM

11' 1" x 9' 4" (3.38m x 2.84m) Radiator and double glazed patio doors to the garden.

KITCHEN

11' 1" x 7' 0" (3.38m x 2.13m) with a range of fitted floor and wall units. Stainless steel sink unit. Ceramic hob and oven. Space for a fridge, freezer, washing machine and tumble dryer. Tiled walls. Double glazed window and double glazed door top the rear.

BEDROOM 1

13' 4" x 10' 1" (4.06m x 3.07m) With a radiator, loft access and double glazed window.

BEDROOM 2

10' 4" into wardrobe x 10' 0" (3.15m x 3.05m) With a radiator and double glazed window. Fitted wardrobes.

BEDROOM 3

9' 9" x 6' 5" (2.97m x 1.96m) With radiator and double glazed window. Overstairs built in cupboard.



BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m) With a white suite of a WC, wash hand basin and paneled bath with shower. Tiled walls. Radiator and frosted double window.

GARAGE

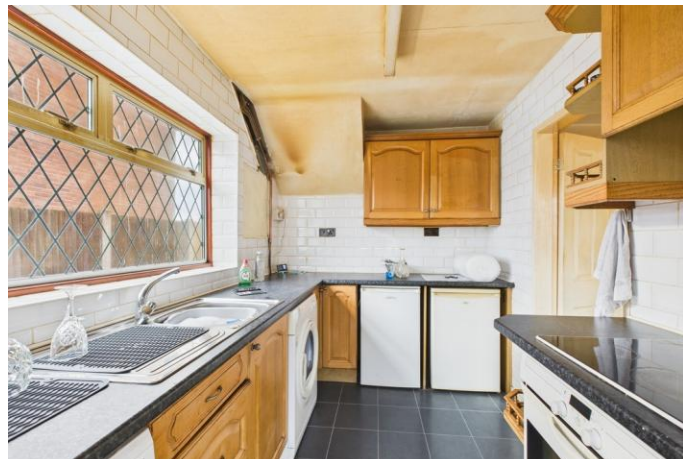
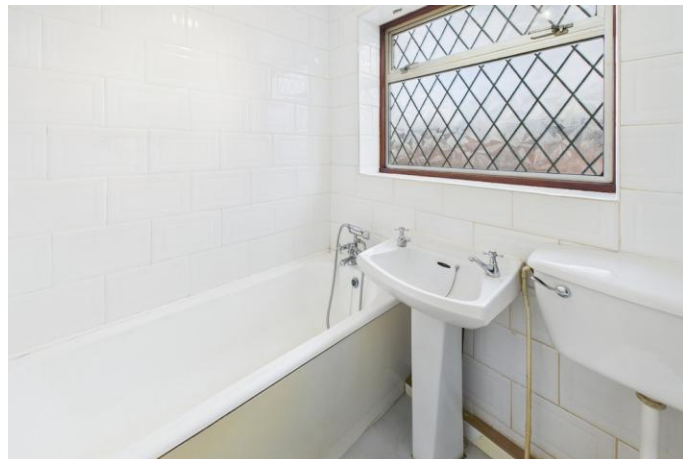
To the rear rear of the property is a single garage with up and over door.

OUTSIDE

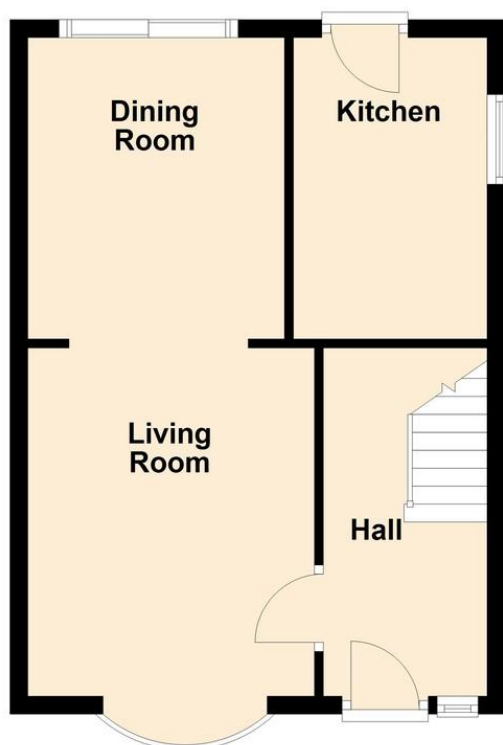
To the front is a low maintenance garden with gravel and shrubs. A long paved drive provides ample parking and leads to the rear of the property via a gate. The rear garden is again low maintenance with a shed.

LANDING

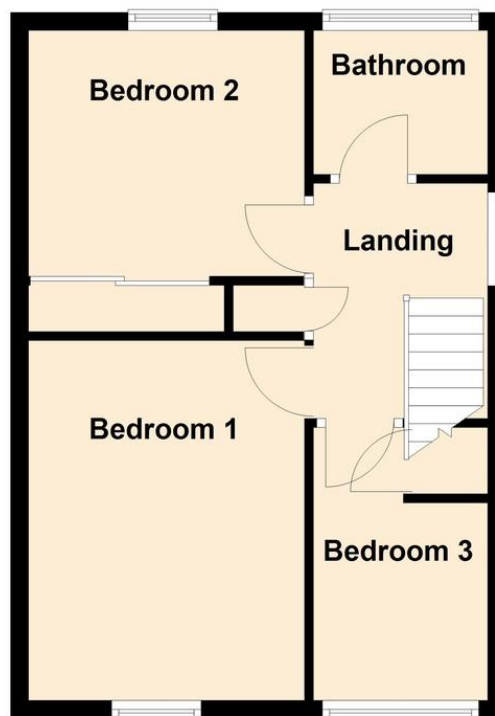
With built in cupboard and double glazed window to the side.



Ground Floor



First Floor



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

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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 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