

CHANGING HOME



Bakers Park | Saltney | Chester | CH4 8FB

£259,000

A beautifully presented and well-appointed three bedroom two bathroom modern detached home set in a small cul-de-sac within popular Saltney. Parking for two cars, attractive enclosed south facing rear garden and a green outlook to front. NO ONWARD CHAIN. NHBC covered.

Property Description

This beautifully presented, modern detached three bedroom home offers spacious and versatile accommodation, ideally situated in a peaceful cul-de-sac location with a green outlook to the front. The property is thoughtfully designed and well-appointed throughout, making it an excellent choice for families or professionals seeking contemporary living. Upon entering, you are welcomed by a bright entrance hall with access to a convenient downstairs WC, perfect for guests and day-to-day living. The generous living room provides a comfortable setting for relaxation, while the stylish kitchen is fitted with quality appliances and ample storage, ensuring both practicality and elegance. Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with en suite shower room, offering a private retreat for the homeowners. The additional two bedrooms are served by a modern family bathroom, featuring contemporary fittings and a tasteful finish. The property's thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout. Additional benefits include parking for two cars to the front, ensuring convenience for residents and visitors alike. The house is covered by NHBC warranty, providing peace of mind for buyers. Offered to the market with no onward chain, this home is ready for immediate occupation and represents an excellent opportunity for those looking to move swiftly. With its combination of modern design, quality finishes, and practical features, this detached house stands out as an exceptional offering in a sought-after location. Early viewing is highly recommended to fully appreciate the high standard of accommodation available.

LOCATION

The property part of a popular modern development just to the west of Chester. Chester City Centre is a short drive away and well served by public transport. Saltney High School is a short walk away as is Morrison's Superstore. Chester Business Park, Airbus, Broughton Retail Park and the main A55 are easily accessed.

HALL

Accessed via a composite front door and with a radiator and UPVC double glazed window.

CLOAKROOM

With a white WC and wash hand basin. Extractor fan, radiator and frosted UPVC double glazed window.

LOUNGE

12' 7" x 17' 6" (3.84m x 5.33m) max. With radiator and UPVC double glazed window.



KITCHEN/DINER

10' 9" x 15' 8" (3.28m x 4.78m) An attractive fitted kitchen with wall and wall units. Integral fridge/freezer, dishwasher and washing machine. 4 ring gas hob with oven below and stainless steel extractor hood over. Recessed spotlights and radiator. Under stairs cupboard, UPVC double glazed window and UPVC double glazed French doors.

LANDING

With radiator, loft access and UPVC double glazed window.

BEDROOM 1

12' 3" x 9' 3" (3.73m x 2.82m) With UPVC double glazed window and radiator.

EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Heated towel rail and frosted UPVC double glazed window.

BEDROOM 2

9' 2" x 10' 4" (2.79m x 3.15m) With UPVC double glazed window and radiator.

BEDROOM 3

8' 5" x 6' 3" (2.57m x 1.91m) With UPVC double glazed window and radiator.

BATHROOM

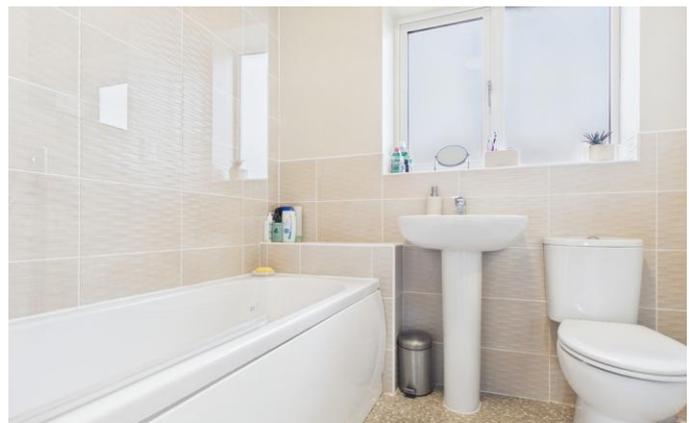
6' 6" x 6' 1" (1.98m x 1.85m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Heated towel rail, partly tiled walls and frosted UPVC double glazed window.

OUTSIDE

To the front is a tarmac parking area for 2 vehicles.

At the rear is a very neat enclosed garden which is south facing.

There is a patio, lawn, shed and 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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