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## **1 Ridgeway Avenue, Marford, LL12 8ST      Offers in the region of**

A VERY TASTEFULLY REFURBISHED THREE BEDROOM LATE 1960s DETACHED BUNGALOW WITH NUMEROUS CONTEMPORARY ENHANCEMENTS, LARGER THAN AVERAGE CORNER PLOT AND A VERY POPULAR LOCATION TO THE SOUTH OF CHESTER.



# 1 Ridgeway Avenue, Marford, LL12 8ST

## BRIEF DESCRIPTION

With very few bungalow being constructed on a new build basis this style of property is effectively becoming in increasingly short supply and that being offered for sale also has the distinct benefit of a superb scheme of recent modernisation and refurbishment resulting in a bungalow which can be moved into and enjoyed immediately. Marford itself is an historic village with various local facilities and also excellent links with the wider North West road communications network via a nearby junction with A483 expressway providing easy access to the comprehensive array of cultural, historic, educational, recreational, retail and employment facilities within and around both the Roman City of Chester and Wrexham. The features and accommodation of this best in class bungalow in brief are as follows. Entrance porch, 'L' shaped entrance hall, sitting room, stunning kitchen/dining room, three double bedrooms, tastefully refitted bathroom, separate WC, double glazed windows, gas central heating system (Worcester Bosch), controlled by a 'Hive' app linked heating control system, benefits from cavity wall and loft insulation, solid oak internal doors, connection to all mains services, front and side gardens with well stocked borders, driveway, garage/store and attractive side/rear garden with well stocked borders and pebbled and decked sections.

## ENTRANCE PORCH 3'9" x 2'6" (1.14m x 0.76m)

With exposed brick walls, double glazed double entrance doors and double glazed/uPVC inner door with stained glass leaded and bevelled glazed arched feature.

## 'L' SHAPED ENTRANCE HALL 13'1" x 4'10" (Main section) (3.99m x 1.47m (Main section))

9'2" x 3'0" (2.79m x 0.91m) Second Section

With access to the loft space, double radiator, ceiling downlighters, ceiling spotlights and airing cupboard housing a pre-lagged hot water cylinder with electric immersion heater, slatted shelving and power shower pump.

## SITTING ROOM 15'10" x 11'9" (4.83m x 3.58m)

With dual aspect picture windows over the front and side gardens, television point, telephone point, double radiator, polished granite fireplace surround and hearth with inset chromium edge living flame remote controlled gas fire and wide open throughway leading to the kitchen/dining room.

## KITCHEN/DINING ROOM

Kitchen section 17'10" x 8'7" (5.44m x 2.62m)

With contemporary white gloss fronted range of extensive wall units, floor cupboards and drawers with polished marble effect work surfaces, mosaic tiled walls, polished porcelain large tiled flooring, double radiator, fitted four ring electric induction hob with stainless steel/glass hood above, separate electric oven/grill, integrated microwave oven, stainless steel single drainer sink unit with Monobloc mixer tap, concealed lighting, integrated refrigerator/freezer, integrated dishwasher, points and space for washing machine, external double glazed/uPVC door to the rear/side garden and wide open throughway leading to the dining room section.

Dining Room 13'10" x 11'6" (4.22m x 3.51m) (max)

With polished porcelain large tiled flooring, double radiator, telephone and television point (BT Infinity Broadband available), wide open throughway leading to the Sitting Room and to the Kitchen area and also via an inner doorway to the entrance hall.

## BEDROOM ONE 15'6" x 9'11" (4.72m x 3.02m)

With television point, double radiator and dual aspect windows overlooking the front and side/rear gardens.

## BEDROOM TWO 12'0" x 8'11" (3.66m x 2.72m)

With double radiator and aspect over the front garden.

## BEDROOM THREE 9'11" x 7'11" (3.02m x 2.41m)

With double radiator and aspect over the side/rear garden.

## BATHROOM 7'9" x 5'0" (2.36m x 1.52m)

Very tastefully refitted with contemporary style white suite having chromium fittings comprising panelled bath with side shower screen, combination waterfall style mixer tap/shower fitting and upper twin head thermostatically controlled power shower. There is also a wash hand basin with waterfall style Monobloc mixer tap, dual flush WC, tiled flooring, tiled walls, fan and a heated chromium ladder style towel rail/radiator.

## SEPARATE WC 4'7" x 2'10" (1.40m x 0.86m)

With tastefully refitted contemporary style white suite having chromium fittings comprising wash hand basin with high quality Monobloc mixer tap, dual flush WC, fan, tiled flooring and tiled walls.

## OUTSIDE

To the front of the property there are two lawned sections with slate shaded edging and well stocked borders having a series of shrubs, plants, flowers and evergreens. A gated and sett laid pathway leading to the front door and this lawn continues around to the side of the property with a further set of stocked borders and a wealth of shrubs, plants and evergreens and then to the tarmacadam laid driveway which leads to the garage. The rear/side garden is a particular feature of the property being attractive, private and laid mainly to lawn with a decked seating area, pebbled sections, well stocked shrubbery borders, timber construction storage shed, boundary hedging and fencing and a gateway which leads back to the front lawned garden.

## GARAGE 15'9" x 9'7" (max) (4.80m x 2.92m (max))

With up and over vehicular entrance door, power point, lighting, cold water tap, gas and electricity meters, electricity RCD circuit breaker control panel and an inner doorway leading to a useful store/boiler cupboard.

## STORE/BOILER CUPBOARD 9'6" x 3'0" (2.90m x 0.91m)

With fitted shelving, lighting and renewed gas fired Worcester Bosch condensing central heating boiler.

## DIRECTIONS

From Chester proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout taking the second exit onto to the Wrexham Road and continuing past the Nuffield Hospital, Kings School and Chester Business Park and at the main roundabout follow signs for the A483 and continue along the A483 expressway for several miles taking the exit signposted for Llay, Gresford and Rossett. Turn left at the first mini roundabout and then right at the second mini roundabout following signs for Marford and proceed up the Marford Hill. Approximately half way up Marford Hill, take the right hand fork onto Sunnyridge Avenue and continue up Sunnyridge Avenue and turning left into Ridgeway Avenue and then proceeding for a further short distance after which No. 1 will be observed in its corner position on the right hand side.



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| Energy Efficiency Rating                     |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |           |
|--|---------|--|---|---------|-----------|
| Very energy efficient - lower running costs  | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (95-100) A                                   |         |  | (10-100) A  |         |           |
| (81-94) B                                    |         |  | (101-105) B   |         |           |
| (69-80) C                                    |         |  | (106-110) C   |         |           |
| (55-68) D                                    |         |  | (111-115) D   |         |           |
| (39-54) E                                    |         |  | (116-120) E   |         |           |
| (21-38) F                                    |         |  | (121-130) F   |         |           |
| (1-20) G                                     |         |  | (131-135) G   |         |           |
| (0-20) G                                     |         |  | (136-140) G   |         |           |
| Very energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                      |         |  | EU Directive 2002/91/EC   |         |           |
| England & Wales                              |         |  | England & Wales   |         |           |