

CHANGING HOME



29 Lache Hall Crescent | | Chester | CH4 7NE

£295,000

A most substantial 5 BEDROOM 2 BATHROOM semi detached FAMILY home in a CUL-DE-SAC with HUGE GARDENS. Parking and garage.

Hall, living room, sitting room, superb kitchen, utility/shower room and stunning conservatory. 5 bedrooms and bathroom.

Well appointed throughout to make viewing essential.

Property Description

LOCATION

The property is at the top of a small cul-de-sac just off very popular Lache Lane on the southern side of the City. There are local shops nearby in Westminster Park. Access to the main road network is simple via the A55. Chester Business Park, Airbus, Broughton Retail Park are also easily accessed. Chester City centre is a short drive away and well served by public transport.

PORCH

With 2 UPVC double glazed windows, tiled floor, recessed spotlights and frosted windows to the hall.

HALL

With wood effect laminate floor, small understairs cupboard and radiator.

SITTING ROOM

11' 2" x 14' 10" (3.4m x 4.52m) max. With deep coved ceiling, radiator and UPVC double glazed bay window.

LIVING ROOM

16' 3" x 9' 10" (4.95m x 3m) With electric fire, radiator and UPVC double glazed window to the front. UPVC double glazed French doors to the side garden.

KITCHEN

17' 4" x 9' 2" (5.28m x 2.79m) A most attractive kitchen with an extensive array of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with oven below and stainless steel extractor hood over. Dishwasher and recessed spotlights. Wood effect laminate floor. Space for a fridge/freezer.

CONSERVATORY

15' 8" x 10' 9" (4.78m x 3.28m) A recently erected conservatory with UPVC double glazed windows and doors. Radiator, wood effect laminate floor and 2 wall light point.

UTILITY/SHOWER ROOM

With space for a washing machine and tumble dryer. A



radiator, WC, wash hand basin and shower cubicle are to be installed.

BEDROOM 1

9' 6" x 13' 2" (2.9m x 4.01m) max. With a radiator, fitted wardrobes and UPVC double glazed bay window.

BEDROOM 2

12' 10" x 9' 10" (3.91m x 3m) With radiator and UPVC double glazed window.

BEDROOM 3

11' 0" x 9' 6" (3.35m x 2.9m) With UPVC double glazed window and radiator. Spotlights.

BEDROOM 4

9' 9" x 6' 4" (2.97m x 1.93m) With UPVC double glazed window and radiator. Spotlights.

BEDROOM 5

7' 9" x 6' 9" (2.36m x 2.06m) plus doorway. With a built in cupboard, UPVC double glazed window, radiator and fitted over bed lockers.

BATHROOM

7' 9" x 6' 3" (2.36m x 1.91m) With a suite of a WC, wash hand basin and paneled bath with shower over. Tiled walls and frosted UPVC double glazed window. Radiator.

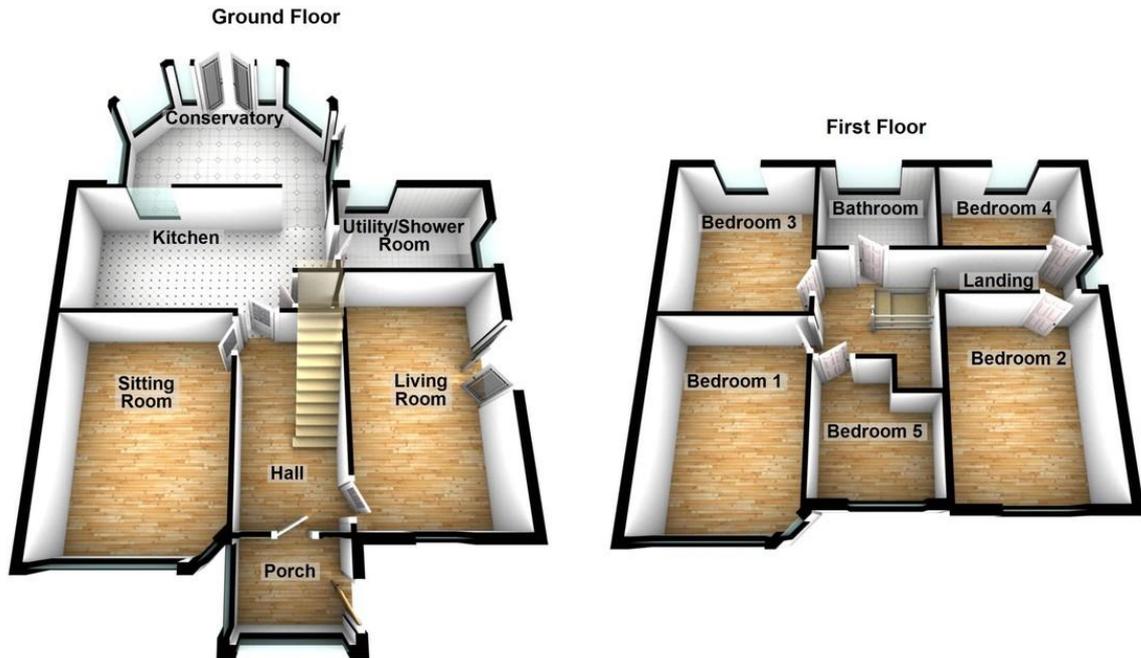
GARAGE

A detached single garage with slate chipped parking area to the front to provide parking for several cars.

GARDEN

The rear garden is very large family garden and has a sunny aspect. Accessed via a gate to the side and with a huge lawn with many trees, shrubs and plants. Also a vegetable garden and small water feature. A stone paved patio to the side and further patio and decked area to the rear. Also an outside tap.





for illustration only not to scale
Plan produced using PlanUp.

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

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