



## Faulkner Street, Chester CH2 3BD

£495

Located in the highly sought after location of Hoole, this one bedroom flat is ideally position for easy access to the city centre and bus/train stations and benefits from all local amenities, bars & restaurants being on the door step.

- AVAILABLE NOW
- Close To Train Station
- 1 Bedroom Flat
- Highly Sought After Location



## Entrance

Access via Derby Street to the rear of the property.  
UPVC double door leading into Kitchen

## Kitchen

3.75 x 2.61 (12'3" x 8'6")

Modern kitchen with breakfast bar, space for under-counter fridge/freezer, electric hob & fan oven, vinyl flooring, pendant light, open plan to lounge

## Lounge

4.09 x 3.40 (13'5" x 11'1")

UPVC double glazed window to front, carpet, electric storage heaters, storage cupboard

## Bedroom

2.40 x 2.73 (7'10" x 8'11")

UPVC double glazed window to rear, electric storage heater, carpet, pendant light.

## Bathroom

2.42 x 1.44 (7'11" x 4'8")

Vinyl flooring, low level w/c, pedestal sink, bath, extractor fan, loft access.

## Viewing

Viewing is by appointment only through Monopoly Buy Sell Rent Chester office on 01244 560610.

Please note that whilst we endeavour to make all of our marketing descriptions fair and accurate, these can only be considered as a guide. If there is anything that you wish further details or guidance on, we will be only too pleased provide answers to specific queries.







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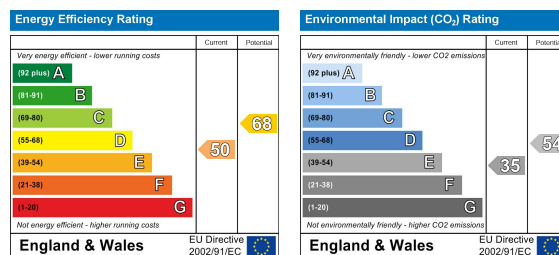
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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

