



45

Chester | CH3 6DL

Offers In Excess Of £210,000

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Situated in the quiet residential cul-de-sac of Lucerne Close, Huntington, this well-proportioned two-bedroom semi-detached home is offered for sale with no onward chain. The property briefly comprises an entrance porch, a spacious lounge, and a kitchen/dining room to the ground floor. To the first floor, there is a landing area leading to two double bedrooms and a family bathroom. Externally, the home benefits from well-maintained gardens to the front and rear, along with a private driveway providing off-road parking. Lucerne Close is set within the highly sought-after area of Huntington, Chester - a peaceful neighbourhood. The location offers convenient access to a variety of local amenities, including shops, schools, and recreational facilities. The River Dee and Chester Meadows are also close by, providing walking and cycling routes. With excellent transport links via the A55 and A41, the property is ideally situated for easy access to Chester city centre and surrounding areas, making it an ideal choice for prospective purchasers.

- TWO BEDROOM SEMI-DETACHED HOME
- IDEAL FIRST TIME BUY/INVESTMENT
- SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- DOUBLE BEDROOMS
- GARDEN AREAS TO FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- NO CHAIN



Entrance Porch

UPVC double glazed door leads into entrance porch with ceiling light point, wood effect laminate flooring and hardwood glazed door leading into the lounge.

Lounge

UPVC double glazed leaded window to the front elevation with vertical blinds. Gas living flame fire set on marble hearth with wooden surround. Wooden laminate flooring, panelled radiator, two ceiling light points, stairs rising to first floor and door leading into kitchen/diner.

Kitchen/Dining Area

A newly decorated, light and airy space featuring uPVC double-glazed French doors opening onto the rear garden, complete with vertical blinds. The kitchen is fitted with a range of wall, drawer, and base units complemented by a matching work surface, tiled splashbacks, and under-cabinet lighting. Appliances include an integrated electric oven, gas hob, and extractor hood, with designated spaces for a washing machine and fridge freezer. Stainless steel sink unit with mixer tap, and a cupboard houses the 'Worcester' boiler. Additional features include vinyl flooring, a panelled radiator, ceiling light point, and ample room for a family dining table.

Landing Area

Carpeted open-tread stairs rise from the lounge area to the landing with carpet flooring, access to loft, ceiling light point, doors off to two bedrooms and bathroom.

Bedroom One

UPVC double glazed leaded window to the rear elevation with vertical blinds. Cupboard housing hot water cylinder. Newly decorated with carpet flooring, coved ceiling, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed leaded window to the front elevation with vertical blinds. Carpet flooring, coved ceiling, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with electric shower. Fully tiled walls and floor, ceiling light point, panelled radiator, wall-mounted vanity unit and uPVC frosted window to the side elevation with vertical blinds.

Outside

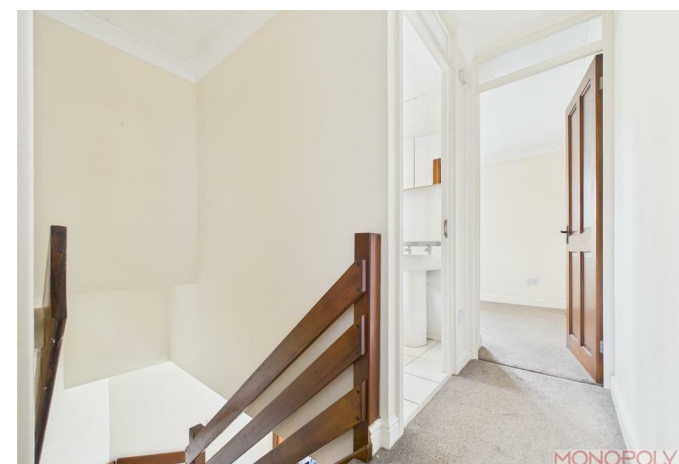
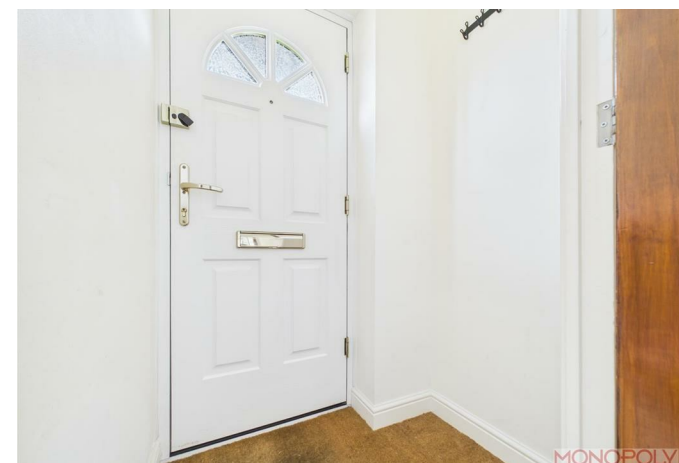
Externally, the property features a lawned front garden and a driveway laid with a combination of slabs and gravel, providing off-road parking for two vehicles. A timber gate to the side leads to an additional area which could serve as further parking, if required. To the rear, the garden is mainly laid to lawn and bordered by a mixture of mature hedging and timber fence panels, offering a good level of privacy. The space also includes established shrubs, an outside tap, and a garden shed. The garden enjoys a favourable position to capture the sun throughout the day, weather permitting - making it an ideal space for outdoor relaxation or entertaining.

Additional Information

The boiler has been well-maintained and serviced each year. The washing machine and fridge freezer are being offered as part of the sale. There is no onward chain.

Important Information

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





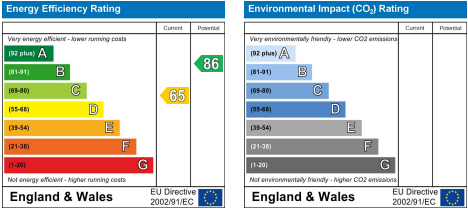
agreeing the sale.

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 details must therefore be taken as a guide only.





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