



8

Higher Kinnerton | | CH4 9GG

£269,500

MONOPOLY
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Situated in the highly sought-after village of Higher Kinnerton, this three-bedroom semi-detached family home is offered to the market with no onward chain. Positioned within a quiet cul-de-sac on a larger-than-average plot, the property briefly comprises an entrance hall, downstairs WC, a modern fitted kitchen, and a spacious lounge/dining room with French-style patio doors opening out to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from immaculate front and rear gardens and offers off-road parking for two vehicles. Located within the popular Kinnerton Meadows development by Elan Homes, the property enjoys a peaceful and well-maintained setting in the award-winning village of Higher Kinnerton, named Flintshire's Best Kept Village on six occasions. Nestled on the Welsh/Cheshire border, Higher Kinnerton offers an idyllic semi-rural lifestyle with picturesque surroundings and a strong sense of community. The village provides a range of local amenities including a village shop, welcoming pubs, a highly regarded primary school, and regular bus links to Chester and Broughton. The A55 North Wales Expressway is just minutes away, offering excellent commuter access to Chester City Centre, Chester Business Park, and the wider region. The Broughton Retail Park, home to a Tesco superstore, high street brands, restaurants and a cinema complex, is approximately two miles from the property.

- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- CUL-DE-SAC LOCATION
- ENTRANCE HALL/DOWNSTAIRS WC
- MODERN KITCHEN
- LOUNGE/DINER
- THREE-PIECE SUITE BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY FOR TWO VEHICLES
- NO CHAIN
- SOUGHT-AFTER VILLAGE LOCATION



Entrance Hall

Composite door leading into entrance hallway with wood effect laminate flooring, panelled radiator, ceiling light point, alarm panel, stairs to first floor, doors into downstairs WC, kitchen and lounge.

Kitchen

UPVC double glazed window to the front elevation. Housing a range of white gloss wall, drawer and base units with complimentary work surface over. 1 1/2 stainless steel sink unit with side drainer and mixer tap over. Four ring gas hob with extractor fan over and an electric oven. Spaced for fridge freezer, space and plumbing for washing machine, recessed LED lighting, panelled radiator, under-counter lighting and wooden laminate flooring.

Lounge/Dining Area

UPVC double glazed 'French' style doors leading into garden area. Door leading into under-stairs storage cupboard with shelving. Wooden laminate flooring, two ceiling light points, panelled radiator, telephone and tv point.

Downstairs WC

Two piece white suite to include a dual flush WC and wall mounted wash hand basin. Ceiling light point, extractor fan, panelled radiator and wooden laminate flooring.

Landing Area

Carpet flooring, access to loft, ceiling light point, panelled radiator, doors to bedrooms and bathrooms.

Bedroom One

Two uPVC double glazed windows to the front elevation. Storage cupboard, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation with carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, built in clothing rails, carpet flooring, ceiling light point and panelled radiator.

Bathroom

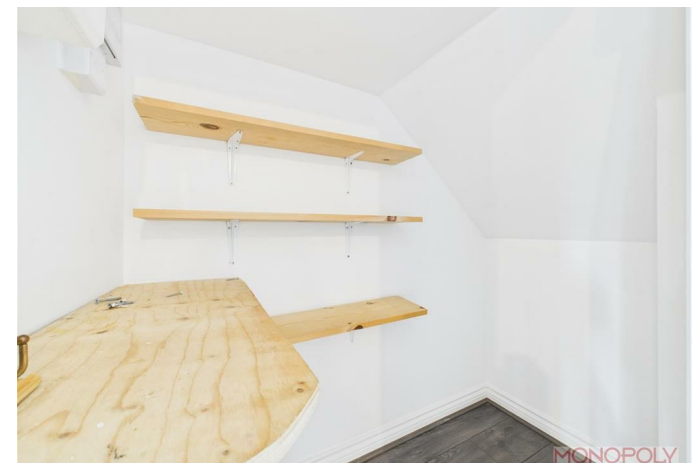
Three piece white suite to include a side panelled bath with shower over and glass shower screen, pedestal hand basin with mixer tap, dual flush WC, partly tiled walls, recessed ceiling spotlights, ceiling mounted extractor fan, wooden laminate flooring and panelled radiator.

Outside

To the front of the property, there is a neatly maintained lawned area with established shrubbery borders and a paved pathway leading to the entrance. To the side, a private block-paved driveway provides off-road parking and access via a timber gate to the rear garden. The rear garden is a well-proportioned outdoor space, thoughtfully landscaped to include a paved patio, lawned area, and raised timber decking - ideal for entertaining or relaxing. A timber-built shed, equipped with power, offers practical storage. The garden is enclosed by dark-painted fence panels for privacy and further benefits from ample external power sockets, outdoor lighting, and a water tap.

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



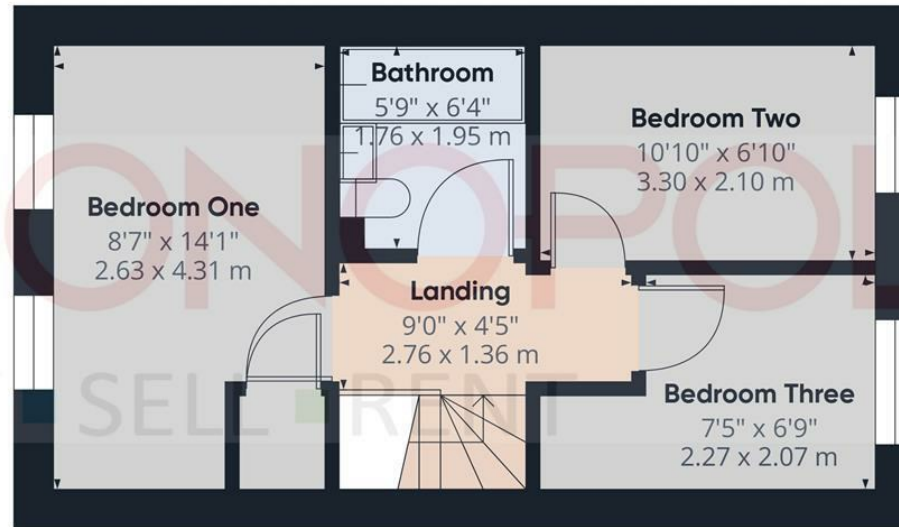


co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification 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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

690 ft²
64 m²

(1) Excluding balconies and terraces

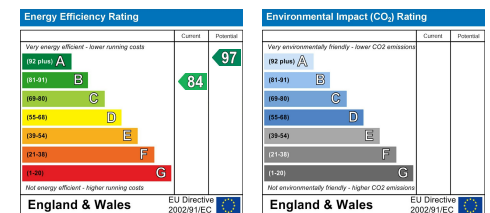
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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