



## 2 Church Cottages

Chester | Cheshire | CH4 0EZ

£210,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Located on Younog Hill in Penyffordd, this well-presented three-bedroom terraced home is ideal for first-time buyers, investors, or families seeking a comfortable and conveniently positioned property.

To the ground floor, the property offers a spacious and inviting lounge, complete with French doors opening onto the rear garden, creating a bright living space, perfect for both relaxing and entertaining. The kitchen is fitted with a range of integrated appliances and provides space for a dining table.

To the first floor, there are three well-proportioned bedrooms, with the first and second bedroom benefitting from built-in storage. A three piece bathroom completes the internal accommodation.

Externally, to the front of the property there is parking for two vehicles on a shared block-paved driveway, along with the added convenience of an outside tap. To the rear, the garden features a patio area, lawn, and a mature tree, all enclosed by fenced boundaries, offering a pleasant and private outdoor space.

Younog Hill is situated within the popular village of Penyffordd, which offers a range of local amenities including shops, schools, and eateries. The area benefits from road links to nearby towns and cities such as Chester, Wrexham and Mold, as well as convenient access to the A55, making it ideal for commuters. The village also has its own railway station, providing further transport connections. NO CHAIN!

- A WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE
- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN WITH PATIO AND LAWN
- PARKING FOR 2 VEHICLES
- POPULAR & CONVENIENT VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED!
- NO CHAIN!



### **Entrance porch**

Covered entrance porch with access to partially glazed front door.

### **Entrance Hallway**

Partially glazed entrance door into entrance hallway with laminate flooring, radiator, ceiling light points, under the stairs storage, doors off to the lounge, kitchen and stairs rising to the first floor.

### **Lounge**

Spacious lounge with uPVC French doors to the rear, radiator, ceiling light point and wood effect laminate flooring.

### **Kitchen/Dining**

Fitted kitchen housing a range of wall, drawer and base units with complimentary work top over incorporating a 1.5 stainless steel sink and drainer unit. Integrated appliances to include electric oven and grill and four ring gas hob. Space for a fridge-freezer and washing machine, wall mounted boiler, radiator, under counter lighting, recessed LED lighting, uPVC double glazed window to the front elevation.

### **Landing**

Carpet, access to the loft, airing cupboard, ceiling light point and doors off into bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the rear elevation, double built-in storage cupboard, ceiling light point, radiator and carpet flooring.

### **Bedroom Two**

UPVC double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light point and carpet flooring.

### **Bedroom Three**

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

### **Bathroom**

Three piece suite comprising a low-level w.c. pedestal hand wash basin and panelled bath with shower over. Tiled walls, vinyl flooring, chrome heated towel rail, ceiling light point, extractor fan and frosted window to the front.

### **Outside**

To the front of the property, there is shared access to a block paved driveway with parking for two vehicles and an outdoor tap.

To the rear of the property there is a paved patio, lawned garden, fence to boundary and a gate to the side for access.

### **IMPORTANT INFORMATION**

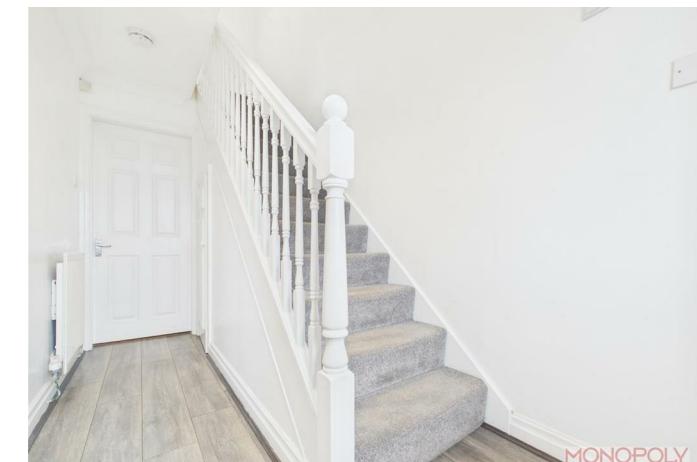
\*Material Information interactive report available in brochure section. \*

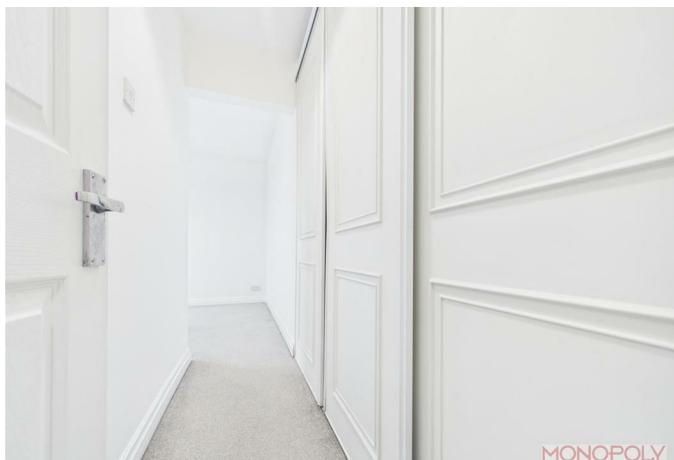
### **MONEY LAUNDERING REGULATIONS 2003**

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



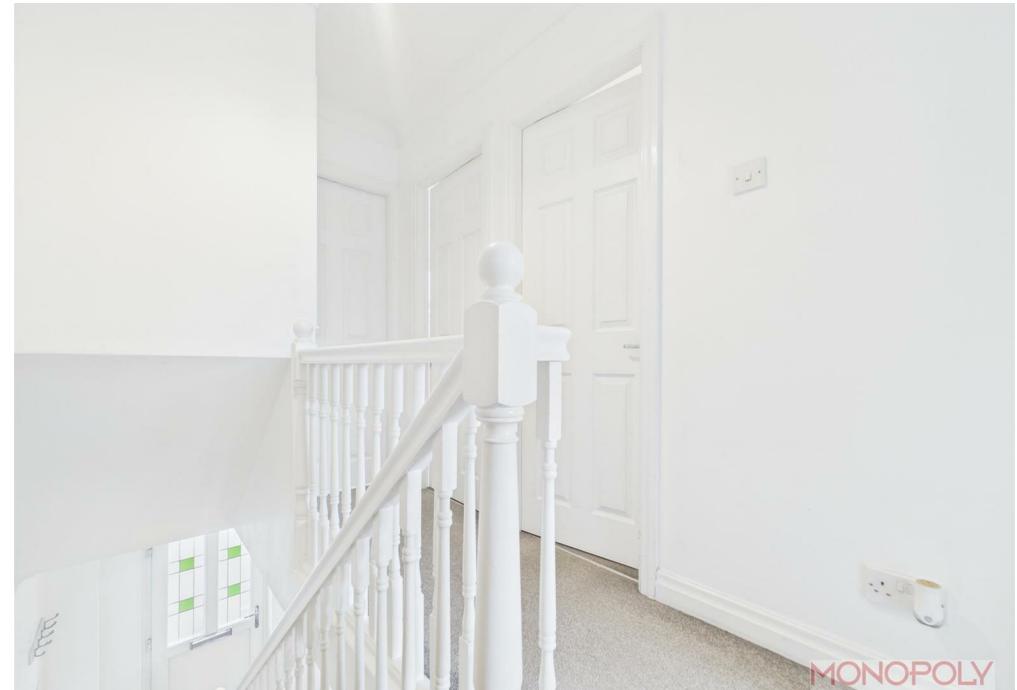


distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage





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Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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