



15

Chester | CH4 8DY

£265,000

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A spacious and well presented 3 bedroom semi-detached property situated on the outskirts of Chester city centre. This superb property offers 2 reception rooms, kitchen/dining room, 2 bathrooms and 3 double bedrooms, all of which can only truly be appreciated when viewing the property. The property is situated close to Westminster Park and is within walking distance to the picturesque and historic Roman city of Chester offering fantastic walks within the city, the River Dee and the Roman walls. There are a wealth of local amenities close to hand in Westminster Park as well as the city including an array of shops, bars/restaurants, schools and also has excellent access to major road routes for commuting. In brief the property comprises of hallway, sitting room, lounge, kitchen/dining room, utility room and shower room to the ground floor and 3 double bedrooms and family bathroom to the first floor.

- A spacious 3 bedroom, 2 bathroom semi-detached property
- Well presented living accommodation throughout
- Two reception rooms
- Kitchen/Dining room
- Downstairs shower room and first floor bathroom
- Three double bedrooms
- Attractive original features
- Situated on the outskirts of Chester city centre
- MUST BE VIEWED TO BE FULLY APPRECIATED



Hallway

With attractive engineered oak flooring, double glazed window, door off to the side, stairs off to the first floor.

Sitting Room

With a double glazed bay window to the front, carpeted flooring, painted brick fireplace with a stone hearth.

Lounge

Beautifully presented with a double glazed window to the front, attractive central fireplace with slate hearth, engineered oak flooring, opening into the kitchen/dining room.

Kitchen/Dining Room

The kitchen area is fitted with matching wall, drawer and base units, built in electric oven, 4 ring gas hob, stainless steel extractor fan, space for a fridge/freezer, 2 double glazed windows and tiled flooring which also continues into the dining area with a further double glazed window to the rear.

Utility Room

With plumbing for a washing machine and dishwasher, tiled flooring, wall mounted gas combination boiler, door off to the shower room and rear garden.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space, attractive doors into the bedrooms and bathroom.

Bedroom I

Superbly presented with a double glazed window to the front, painted wood flooring, fitted wardrobes.

Bedroom 2

A well presented good size bedroom with a double glazed window to the rear, feature cast iron fireplace, carpeted flooring.

Bedroom 3

Another double bedroom with a double glazed window to the front, carpeted flooring, feature cast iron fireplace.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower head attachment, wood effect flooring, part tiled walls, double glazed window.

Rear Garden

To the rear is a paved patio leading on to a predominantly lawned garden with a door into the single garage and gated access to the side.

Front

To the front is a gravelled garden with three sleeper vegetable patches, bounded by timber fencing. There is potential to perhaps make a parking area by taking the fencing down as there is no off road parking currently.

Important Information

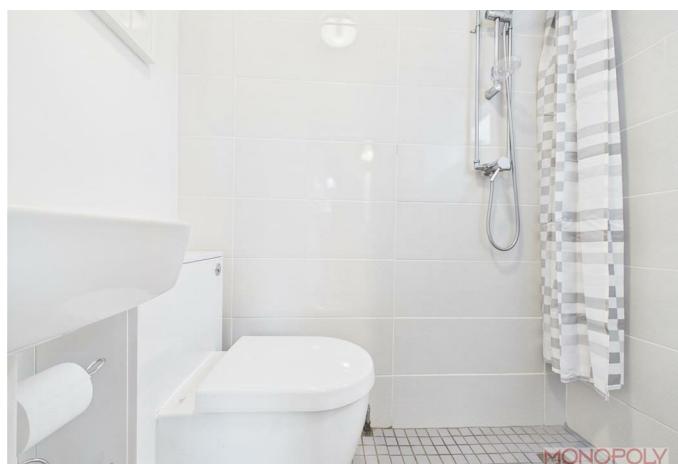
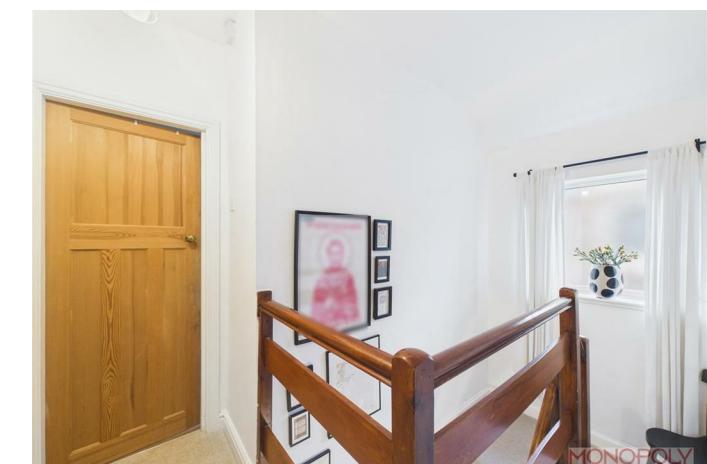
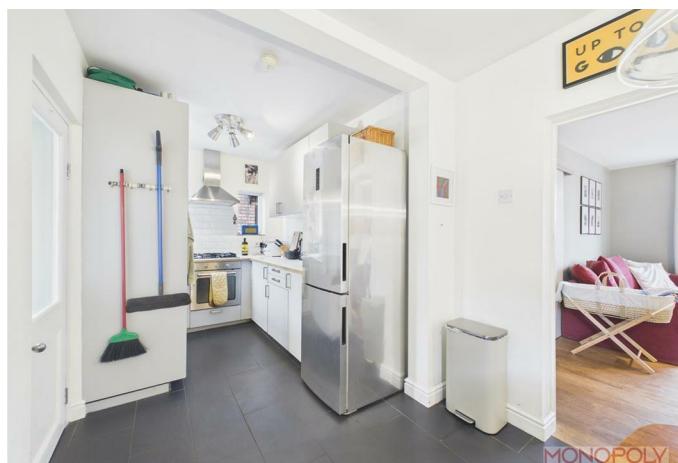
MONEY LAUNDERING REGULATIONS 2003

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.

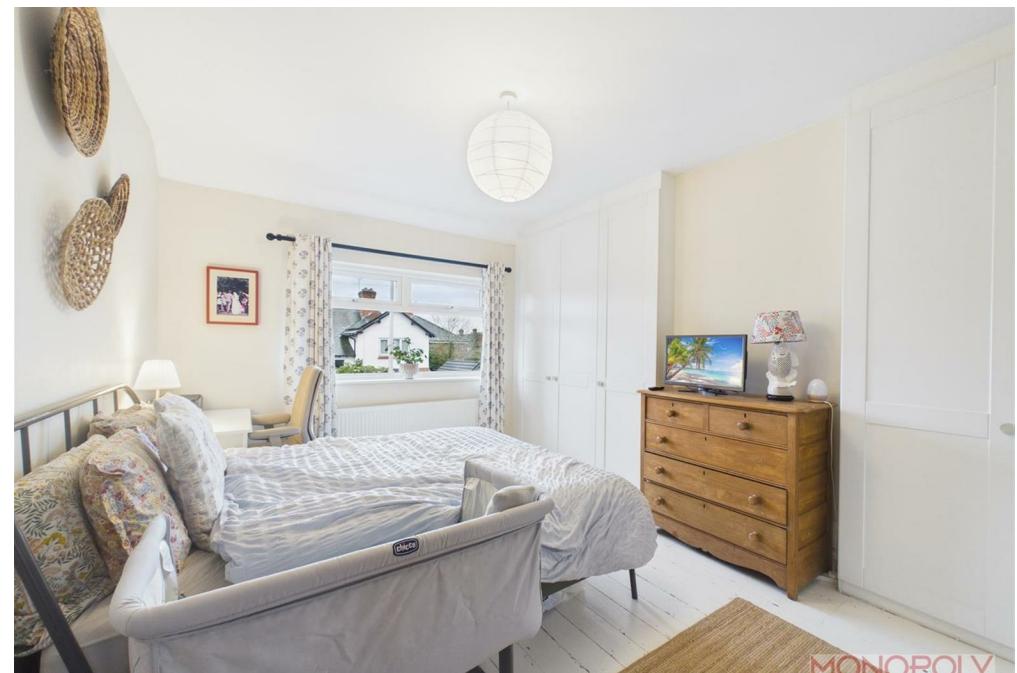
THE PROPERTY MISDESCRIPTIONS ACT 1991

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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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		







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