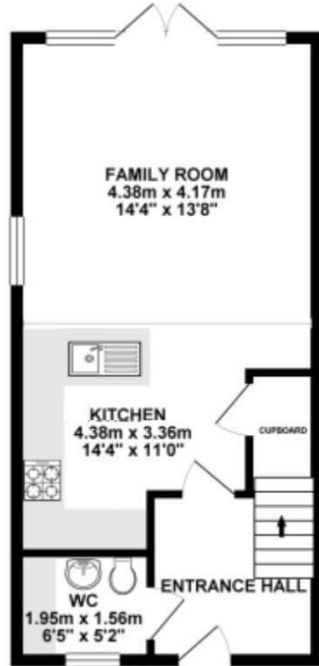
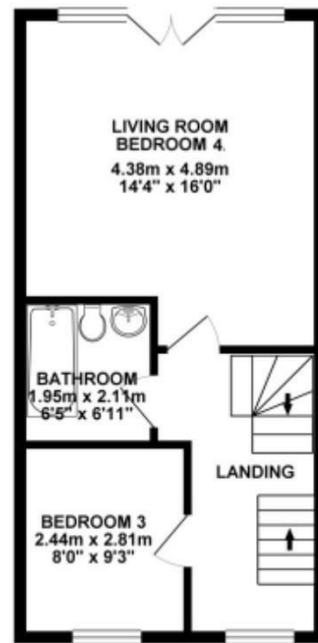




GROUND FLOOR 39.77 sq. m.
(428.12 sq. ft.)



1ST FLOOR 39.77 sq. m.
(428.12 sq. ft.)



2ND FLOOR 39.77 sq. m.
(428.12 sq. ft.)



TOTAL FLOOR AREA: 119.32 sq. m. (1284.36 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

This modern three/four bedroom townhouse is set over three floors and offers a spacious and versatile layout. Benefitting from no onward chain, the property is located on the popular Crown Park development in Saighton, and was constructed in 2014.

FULL DESCRIPTION

Located on the popular Crown Park development in Saighton, this modern townhouse was constructed in 2014 and is offered for sale with No Onward Chain.

The accommodation is set over three floors and offers a well proportioned and versatile layout with either three or four bedrooms. Briefly, the accommodation comprises, a spacious entrance hallway with cloakroom wc & utility area, a modern kitchen which opens to a dining/living area overlooking the rear garden. On the first floor is a large living room or potential fourth bedroom with Juliet balcony, a family bathroom and third bedroom. To the second floor there are two large double bedrooms, with the en-suite benefitting from fitted wardrobes and an en-suite shower room. Externally the enclosed rear garden has been designed for ease of maintenance, with lawn and patio areas and a timber gate giving access to the driveway and single garage.

Saighton is conveniently placed on the edge of open countryside, yet within walking distance of schools and local amenities. A wider range of amenities and facilities are available in nearby Great Boughton and Huntington, including a range of shops including Sainsbury's. The River Dee and Caldley Valley Nature Park are also within walking distance, whilst a regular bus service operates to and from Chester City Centre.

RECEPTION HALLWAY

Entered through a composite door with double glazed panel, having wood effect flooring, a radiator and staircase rising to the upper floors.



CLOAKROOM WC & UTILITY ROOM

Fitted with a two piece white suite comprising, a low level wc and pedestal wash hand basin. With base level unit with integrated washing machine, tiled flooring, extractor fan, upvc double glazed window and a radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM



KITCHEN

Fitted with a comprehensive range of wall and base level units with work surface over. Integrated electric oven, four ring gas hob with glass splashback and stainless steel extractor over. Integrated fridge/freezer, dishwasher and inset one and a half bowl sink and drained unit with mixer tap.

Having wood effect flooring, recessed spot lights and large storage cupboard.



LIVING ROOM

With large upvc double glazed windows and french doors overlooking the rear garden, wood effect flooring, television and telephone points. Having two radiators and a side aspect upvc double glazed window.



FIRST FLOOR LANDING

With a up close double glazed window, radiator and staircase rising to the second floor.

LIVING ROOM / BEDROOM FOUR

A versatile room with a large upvc double glazed window and Juliet balcony. With television and telephone points and two radiators.



FAMILY BATHROOM

Fitted with a panelled bath with glazed shower screen and wall mounted shower. With low level wc, pedestal wash hand basin, recessed spot lights, tiled floor and part tiled walls, extractor fan and heated towel rail.



BEDROOM THREE

A good sized third bedroom with front aspect upvc double glazed window and a radiator.



SECOND FLOOR LANDING

With airing cupboard and doors to,

BEDROOM TWO

A double bedroom with two front aspect upvc double glazed windows, television and telephone points and a radiator.

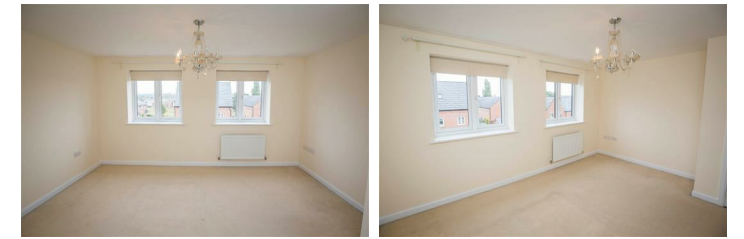


BEDROOM TWO

A large double bedroom with two rear aspect upvc double glazed windows offering far reaching views. There is a spacious built on double wardrobe, television and telephone points and a radiator.

MASTER BEDROOM

A double bedroom with two front aspect upvc double glazed windows, television and telephone points and a radiator.



EN SUITE SHOWER ROOM

With a walk in shower cubicle, low level wc and half pedestal wash hand basin.

With tiled floor and part tiled walls, recessed spot lights, shaving point and extractor fan. There is an obscured upvc double glazed window and a heated towel rail.



OUTSIDE

To the rear of the property is an enclosed garden which is part laid to lawn with paved patio and seating area. A timber gate provides access to the driveway giving off road parking and entry to a single pitched roof garage. At the front there is a small low maintenance garden which is mainly laid to stone with planted border and pathway leading to the property entrance.



GARAGE

A single pitched roof garage with up and over garage door.

