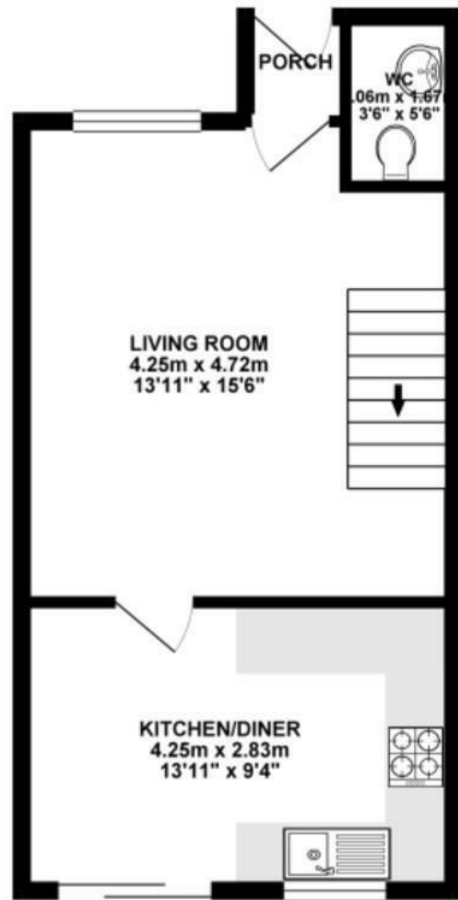
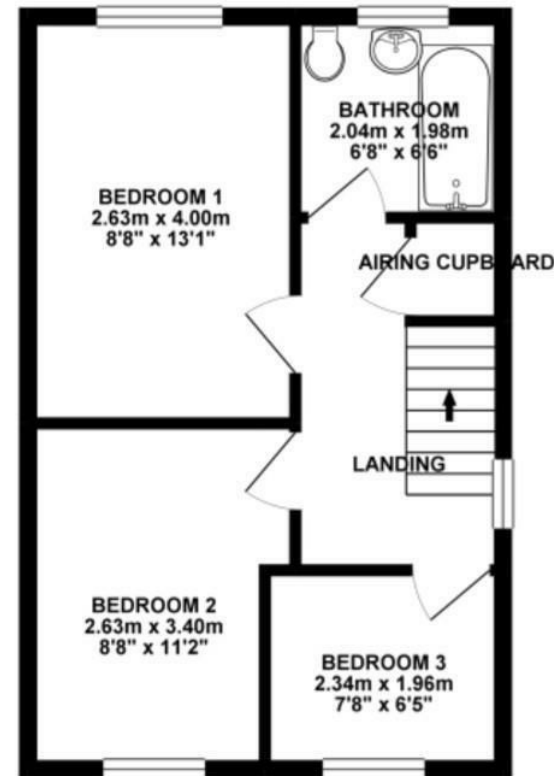


GROUND FLOOR 34.19 sq. m.
(367.98 sq. ft.)



1ST FLOOR 34.56 sq. m.
(372.04 sq. ft.)



TOTAL FLOOR AREA : 68.75 sq. m. (740.01 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 three bedroom home is situated in a popular residential location close to both schools and local amenities. With well proportioned living accommodation throughout, the property is located approximately two miles from Chester City Centre.

FULL DESCRIPTION

Situated within a popular residential area, is this modern three bedroom semi detached house.

Internally the property offers well proportioned living accommodation throughout and briefly comprising, an entrance porch with cloakroom wc, a good sized living room with wood effect flooring throughout and a central fireplace and an open plan kitchen/dining room which looks over the rear garden.

To the first floor there are three good sized bedrooms and a newly fitted family bathroom with a three piece white suite and rain head shower.

Outside the property has an enclosed rear garden which is partly laid to lawn with large patio area and planted borders. To the front is a driveway which provides off road parking for two vehicles, with an adjacent lawned garden.

Conveniently situated close to local schools and amenities and just two miles from Chester City Centre. Broughton retail park is just five minutes drive where there is a range of shops, restaurants and cinema. For those commuting, the major road networks such as the M53 & M56 motorways are within easy reach, as is the A55 expressway.

ENTRANCE HALLWAY

Entered through a upvc double glazed door with glazed insert, with wood effect flooring and doors to the cloakroom and living room.

CLOAKROOM WC

Fitted with a low level wc and pedestal wash hand basin. With upvc double glazed obscured window.

LIVING ROOM

15'5" x 13'10" (4.72 x 4.24)

A spacious living room with front aspect upvc double glazed windows, wood effect flooring, a feature fire place with coal effect gas fire, under stairs storage cupboard, coved ceiling, television point and a radiator.



KITCHEN

9'3" x 8'6" (2.83 x 2.6)

The kitchen is fitted with a range of wall and base level units with complementary work surfaces over. Integrated electric

oven and grill, four ring gas hob and extractor over. Space for appliances and plumbing for a washing machine, inset stainless steel sink and drainer unit with mixer tap, tiled flooring and upvc double glazed window overlooking the rear garden.



DINING ROOM

9'3" x 8'7" (2.83 x 2.64)

With tiled flooring, radiator and a upvc double glazed sliding door opening to the rear garden.



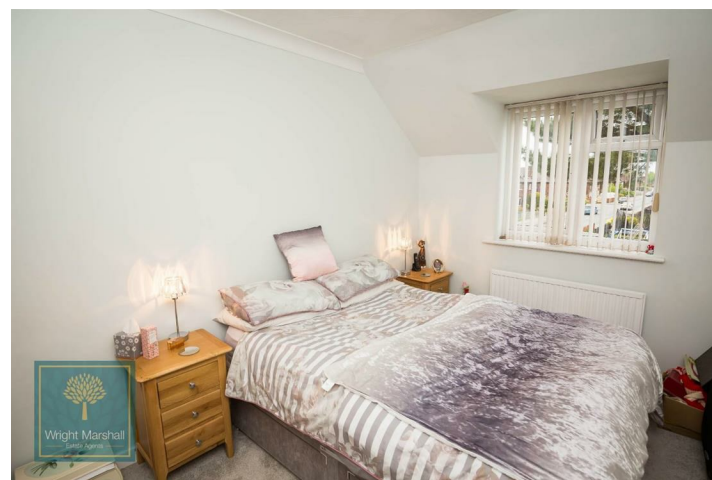
FIRST FLOOR LANDING

With loft access, storage cupboard and doors to the bedrooms and bathrooms.

BEDROOM ONE

13'1" x 8'7" (4 x 2.63)

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



BEDROOM TWO

11'1" x 8'7" (3.4 x 2.63)

A double bedroom with upvc double glazed window, television point and a radiator.



BEDROOM THREE

7'8" x 6'5" (2.34 x 1.96)

Having a upvc double glazed window and a radiator.



FAMILY BATHROOM

A newly fitted bathroom which comprises; a panelled bath with glazed shower screen and rain head shower, a low level wc and pedestal wash hand basin with hi-gloss vanity cupboard below. With part tiled walls, a upvc double glazed window, extractor fan and heated towel radiator.



OUTSIDE

The property is approached over a driveway which provides off road parking for two cars. The front garden is laid to lawn with pathway leading to the property entrance. To the rear of the

property is an enclosed garden with large patio area and lawned garden with planted borders and fenced boundaries. A timber gate leads to the front of the property.

