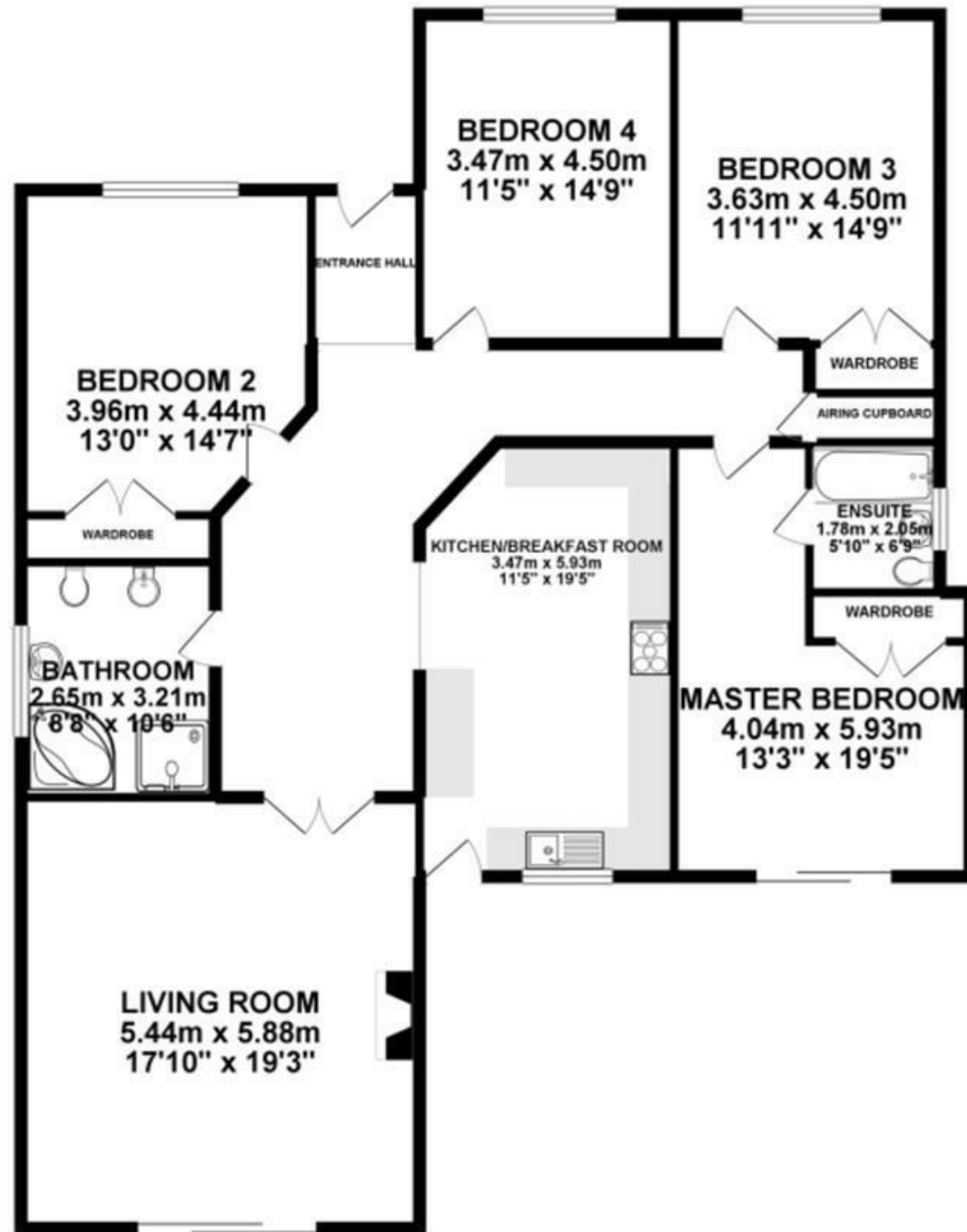


GROUND FLOOR 139.24 sq. m.
(1498.72 sq. ft.)



TOTAL FLOOR AREA : 139.24 sq. m. (1498.72 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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Wright Marshall
Estate Agents

133 SAUGHALL ROAD, BLACON, CHESTER CH1 5ET

ASKING PRICE £350,000



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A large four bedroom detached bungalow, occupying a private and enviable sized plot. Conveniently positioned close to local amenities and just five minutes drive from Chester City Centre. The bungalow offers spacious and versatile living accommodation throughout, and benefits from an en-suite bathroom, enclosed rear garden, large driveway and a detached garage.

DESCRIPTION

Occupying a private and enviable sized plot, this four bedroom detached bungalow is conveniently located close to local amenities and was built to generous proportions throughout. Located just five minutes drive from Chester City Centre the bungalow is well placed for local schools and access to major transport links including the M53 and M56 motorways. There is also a regular bus service to and from the city centre, Briefly the accommodation comprises, a large reception hallway, living room which overlooks the rear garden, a dining room which is previously been used as a fourth bedroom, large breakfast kitchen, family bathroom with five piece white suite, three double bedrooms with the master having an en-suite bathroom. Outside there is a private enclosed rear garden which is mainly laid to lawn with decked and patio seating areas. The front garden is also laid to lawn, with a sweeping gravel driveway which provides off road parking and detached brick built garage.

RECEPTION HALLWAY

Entered through a upvc double glazed door into the spacious hallway, with wood effect flooring, walk in storage cupboard, picture rail, coved ceiling, recessed spot lights and a radiator.

LIVING ROOM

19'3" x 17'7" (5.87 x 5.38)

A large living room with upvc double glazed sliding doors which open out to the rear garden. With a feature fire place with coal effect gas fire, wood effect flooring, coved ceiling, television and telephone point and two radiators.

DINING ROOM / BEDROOM 4

15'3" x 11'3" (4.67 x 3.43)

Currently used as a dining room this versatile room has previously been used as a fourth bedroom. With a upvc double glazed window overlooking the front garden, wood effect flooring, coved ceiling and a radiator.

BREAKFAST KITCHEN

19'1" x 13'5" (5.84 x 4.09)

Fitted with a comprehensive range of wall and base level units with complementary work surfaces over. Integrated electric oven and grill and separate five ring gas hob and stainless steel extractor over. Integrated fridge freezer, integrated dishwasher and space and plumbing for a washing machine. Inset stainless steel sink and drainer unit with mixer tap, tiled flooring, recessed spot lights, radiator and a upvc double glazed window and door opening to the rear garden.

MASTER BEDROOM

19'3" x 13'1" (5.87 x 3.99)

A large double bedroom with a upvc double glazed sliding door opening to the rear garden, built in double wardrobe, coved ceiling, television point and a radiator.

EN-SUITE BATHROOM

Fitted with a panelled bath, low level wc and pedestal wash hand basin. Part tiled walls and tiled flooring, recessed spot lights, heated towel rail and a upvc double glazed window.

BEDROOM TWO

15'3" x 11'6" (4.67 x 3.51)

Double bedroom with a front aspect upvc double glazed window, built in wardrobe, television point and a radiator.

BEDROOM THREE

14'4" x 12'7" (4.37 x 3.86)

A double bedroom with a front aspect upvc double glazed window, built in wardrobe, coved ceiling, television and telephone point and a radiator.

FAMILY BATHROOM

10'5" x 8'7" (3.20 x 2.62)

A spacious bathroom which is fitted with a five piece white suite comprising, a corner Jacuzzi bath, walk in double shower enclosure, low level wc, bidet and wash hand basin with vanity unit below. With tiled flooring, part tiled walls, recessed spot lights, shaving point, heated towel rail and upvc double glazed window.

OUTSIDE

the property is approached over a gated gravel driveway which provides plenty of off road parking and leads to the detached brick built garage. There is a lawned garden which extends to the rear of the garage and a planted tree lined border creating added privacy.

To the rear of the bungalow is a good sized enclosed garden, predominantly laid to lawn with decked and patio seating areas. There is a raised pond, fenced boundaries and well stocked borders.

GARAGE

Brick built garage with a pitched roof, having an electric remote control roller shutter door, power and lighting.