



Brigadier Close, Chester CH3 6GG Offers In Excess Of £300,000

A superb opportunity to purchase a modern three bedroom end of terrace property situated on a popular residential development in Saughton, Chester. This property is ideally situated with convenient access to a good range of amenities, and Chester City Centre. There are excellent transport links, including easy access to major road networks like the A55 and M53. The well presented internal accommodation comprises an entrance hall opening to an open plan ground floor layout with a spacious living area and kitchen/dining space. The property also benefits from a downstairs WC. To the first floor are three well proportioned bedrooms and a family bathroom. To the front is a parking area for two cars. VIEWING HIGHLY RECOMMENDED!

- A MODERN END OF TERRACE HOUSE
- LIVING ROOM OPEN PLAN INTO KITCHEN/DINER
- FAMILY BATHROOM
- OFF ROAD PARKING
- THREE BEDROOMS
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Composite front door, laminate flooring, door to lounge, wide stairs to first floor, window to side.

Lounge

5.55 x 3.97 (18'2" x 13'0")

Carpet, window to front, open plan to kitchen/diner.

Kitchen/Diner

5.22 x 2.74 (17'1" x 8'11")

Modern fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, microwave, electric hob, extractor, door to downstairs wc, external door to rear, window to rear, tiled floor, tiled splashback.

WC

2.13 x 1.35 (6'11" x 4'5")

W.c, sink, tiled floor. Potential to convert to wet room (drainage in place), door to understairs storage area.

First floor landing

Carpet, doors to 3 bedrooms and bathroom, window to side, storage cupboard, attic hatch.

Bedroom One

Carpet, window to rear, fitted wardrobe.

Bedroom Two

3.85 x 2.80 (12'7" x 9'2")

Carpet, window to front.

Bedroom Three

3.23 x 2.30 max (10'7" x 7'6" max)

Laminate flooring windows to rear and side

Bathroom

2.27 x 1.85 (7'5" x 6'0")

Panel bath, with shower over, wc, sink, window to front, tiled floor, tiled splashbacks.

Outside

Front parking area with space for two cars, access to rear garden.

Rear garden with stone paving, lawn, timber garden store, gate to front, enclosed with fencing.

Additional Information

Air source heating system...Freehold

IMPORTANT INFORMATION

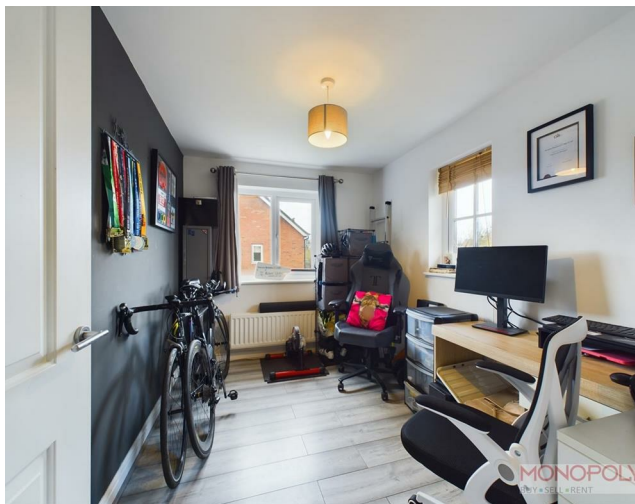
*Key facts interactive report link available in video tour and brochure sections. *

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.

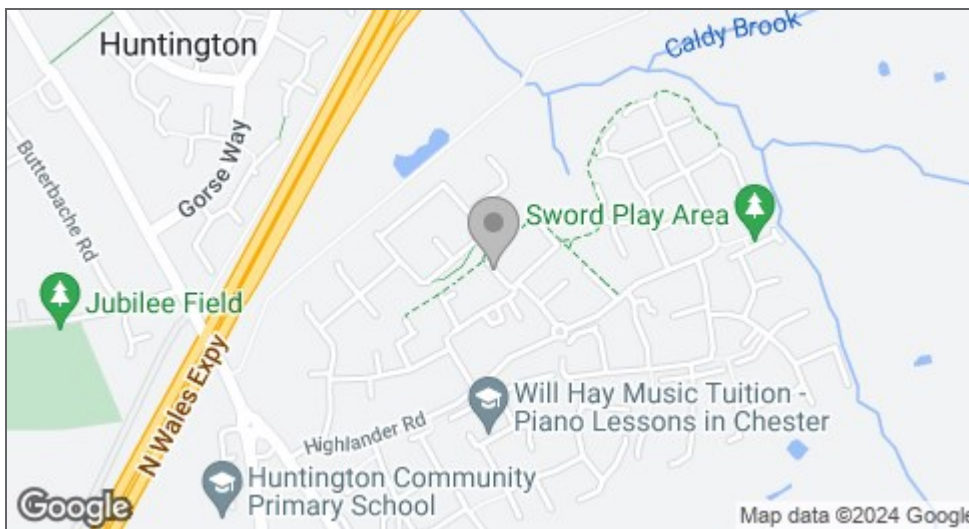
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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