



Poplar Court, Chester CH4 0FP Offers In Excess Of £225,000

A superb opportunity to purchase a well presented modern three bedroom semi detached property situated in the sought after village of Penyffordd. The property is situated in a popular residential development and benefits from a nearby children's play park and is within walking distance of the village centre with amenities including award winning butcher, shops, pubs and cafes and the local primary school. There is also convenient road access to Broughton Retail Park and access to commuter routes, such as the A55 to North Wales and Chester. The internal accommodation comprises an entrance hall, w.c, kitchen/diner, lounge, three bedrooms including a principle bedroom with en suite shower room and family bathroom. Externally there is an attractive garden to side and off road parking for two cars.

- A THREE BEDROOM SEMI DETACHED HOUSE
- LOVELY LOUNGE WITH FRENCH DOORS OPENING TO GARDEN
- KITCHEN/DINER
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED GARDEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Hallway

Wood effect flooring composite front door, stairs to first floor, door to w.c, kitchen and lounge.

W.C

1.61 x 0.98 (5'3" x 3'2")

Tiled effect flooring, w.c, hand wash basin.

Lounge

4.64 x 3.21 (15'2" x 10'6")

Carpet, French doors to garden, window to front.

Kitchen/Diner

4.62 x 2.56 (15'1" x 8'4")

Fitted range of wall and base units, complimentary worktops, single oven, four ring gas hob, stainless sink/drainer with mixer tap, space for washing machine, fridge/freezer, windows to front and side, tiled flooring.

First floor landing

Carpet, doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

3.21 x 2.83 (10'6" x 9'3")

Carpet, window to side, built in wardrobes, door to en suite.

En suite

2.44 x 1.70 (8'0" x 5'6")

Shower cubicle with electric shower over, w.c, hand wash basin, tiled flooring, window to front, extractor.

Bedroom Two

2.62 x 2.58 (8'7" x 8'5")

Double bedroom with carpet, window to side.

Bedroom Three

2.63 x 1.91 (8'7" x 6'3")

Carpet, window to font.

Bathroom

1.97 x 1.74 (6'5" x 5'8")

Panel bath with shower from taps, w.c, hand wash basin, part tiled walls, heated towel rail, tiled flooring.

Outside

Decorative planted border to front of property, path to front door. With a small lawned garden to one side. to the other iside of the property is an enclosed garden with patio adjacent o the house, path to further patio, lawn, timber garden store, gate to front.

Parking

Space for two cars on a tarmac drive.

Additional Information

Leasehold...gas central heating, upvc double glazing...

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



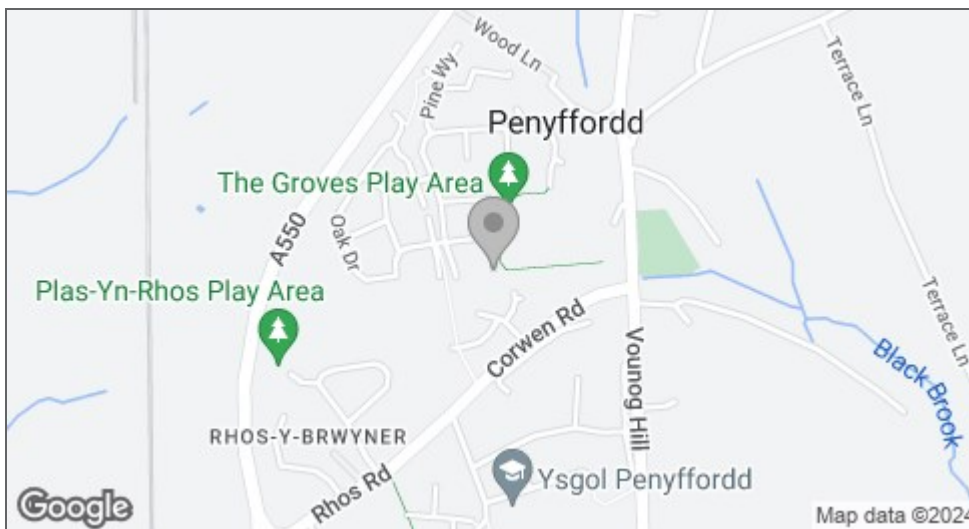
which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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