



7

Chester | | CH4 0J

Offers In Excess Of £220,000

MONOPOLY
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A FABULOUS SEMI-DETACHED BUNGALOW. COMPLETELY RENOVATED THROUGHOUT TO INCLUDE COMPLETE REWIRE, RE-PLUMB WITH NEW BOILER, NEW WINDOWS AND FRENCH DOORS, NEW FASCIAS AND GUTTERING, PLASTERED THROUGHOUT, NEW GUTTERING AND INTERNAL DOORS, NEW KITCHEN WITH INTEGRATED APPLIANCES, NEW BATHROOM, NEW PATIO AND ASTROTURF LAWN, PART NEW/PART REFURBISHED FENCING, NEW SHED. VIEWING THIS BUNGALOW IS IDEALLY LOCATED FOR THE A55, WREXHAM, CHESTER AND BRITISH AEROSPACE.. VIEWING HIGHLY RECOMMENDED

- FABULOUS SEMI DETACHED BUNGALOW
- COMPLETELY REFURBISHED TO INCLUDE:
- REWIRE, REPLUMB, NEW KITCHEN, NEW BATHROOM, NEW WINDOWS
- REPLASTERED, LANDSCAPING, FASCIAS, INTERNAL DOORS,
- NEW CARPETS AND FLOORING, NEWLY DECORATED
- IDEALLY LOCATED FOR A55, CHESTER, WREXHAM, BRITISH AEROSPACE
- VIEWING HIGHLY RECOMMENDED



Hallway

Double Upvc doors open into the hallway with doors to the 2 bedrooms, lounge, kitchen and bathroom . Storage cupboard, laminate flooring.

Lounge

17'2" x 10'11" (5.25 x 3.35)

Large, airy, light lounge with French Doors to the garden. Opening into the kitchen. Log burner style electric fire. Coving.

Kitchen

9'10" x 8'2" (3 x 2.5)

A fabulous contemporary kitchen with a wide range of wall, base and drawer units. Window to the side elevation with the sink beneath. Integrated fridge/freezer, cooker, microwave, dish washer, hob with extractor over. Vertical radiator. Laminate flooring.

Bedroom 1

11'9" x 10'11" (3.59 x 3.35)

A large double bedroom with large window to the front elevation, carpeted flooring.

Bedroom 2

9'11" x 7'8" (3.03 x 2.34)

A second double bedroom with window to the front elevation, carpeted flooring.

Bathroom

6'7" x 6'3" (2.01 x 1.93)

A beautiful contemporary bathroom with a white suite comprising: free standing bath with free standing tap and shower head. Corner shower cubicle with mains overhead and hand held shower, wash hand basin with vanity unit below and toilet. Fully tiled, window to the side elevation with obscure glazing.

Front garden and Driveway

Double gates open onto the long driveway. Gravelled front garden.

Rear Garden

The rear garden has been landscaped to provide and

easy to maintain garden with large porcelain patio adjacent to the French doors to the rear of the bungalow. Two steps lead down to the astroturfed lawn area surrounded by timber fencing to provide a high level of privacy.

Large timber shed for storage with space for the bins etc to the side and rear.

Additional Information

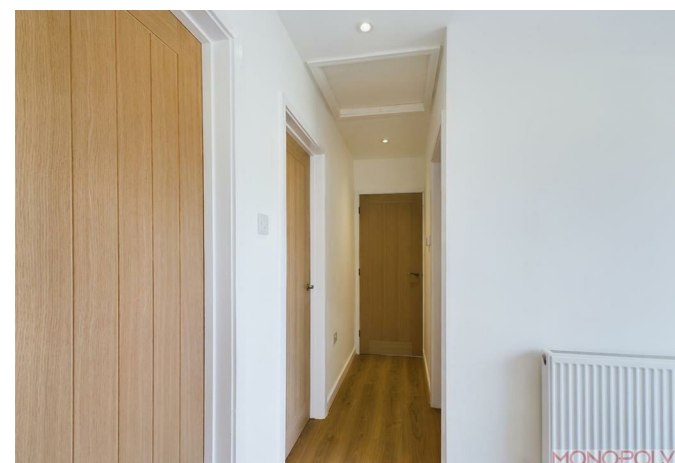
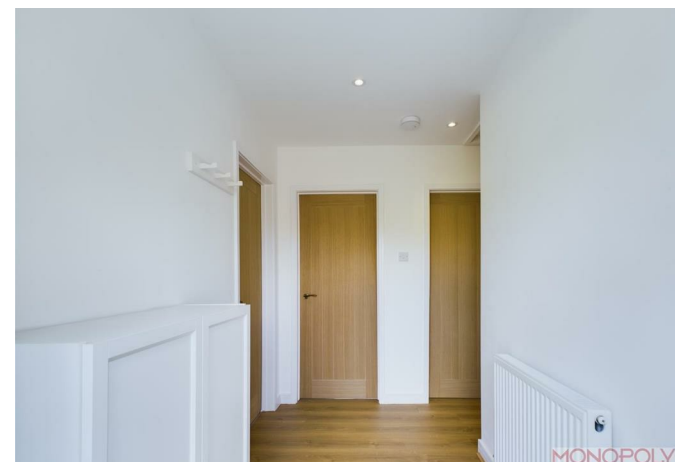
Brick built bungalow with tiled roof...Gas central heating.. Mains electric, water and sewerage... Upvc windows and doors... THIS PROPERTY IS OWNED AND BEING SOLD BY ONE OF THE DIRECTORS OF MONOPOLY

IMPORTANT INFORMATION

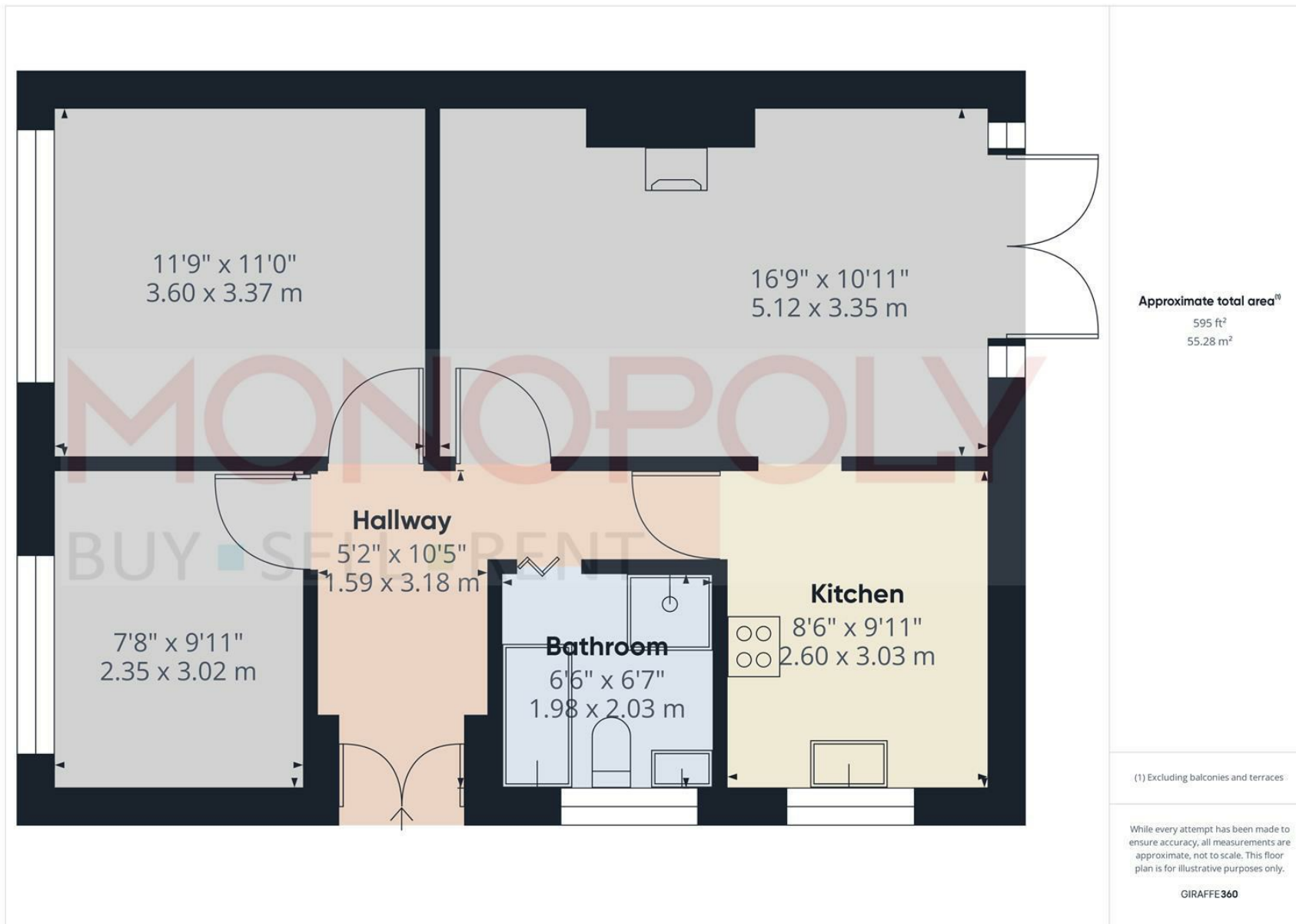
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not 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.

Key Facts for Buyers

Key facts for buyers with information such as: Title deeds, Epc, Flood risk and much more, can be found in weblink



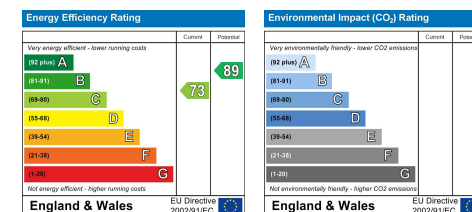




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