



Parker Drive, Chester CH3 6NU Offers In The Region Of £250,000

A wonderful opportunity to purchase this 3 bedroom property located in the very desirable village of Farndon. The property offers a good size kitchen/dining room, 3 bedrooms, conservatory and off road parking leading to a single garage, all of which can only be appreciated on internal inspection. The popular village of Farndon sits on the banks of the River Dee benefitting from an array of local amenities including shops, bars/restaurants and is approximately 9 miles from Chester and 6 miles from Wrexham with excellent road access for commuting. In brief the property comprises of; front porch, hallway, downstairs w.c, kitchen/dining room, lounge and conservatory to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A wonderful opportunity to purchase a 3 bedroom terraced property
- Good size kitchen/dining room
- Off road parking and garage
- VIEWING HIGHLY RECOMMENDED
- Desirable village location
- Conservatory
- NO CHAIN



Front Porch

2.79m x 1.93m (9'1" x 6'3")

A large porch with tiled flooring, door to large storage cupboard.

Hallway

With carpeted flooring, door to a storage cupboard which has plumbing for a washing machine, door to the w.c, stairs to the first floor.

Downstairs W.C

Fitted with a low level w.c, carpeted flooring.

Lounge

4.24m x 3.17m (13'10" x 10'4")

With carpeted flooring, central fireplace with inset electric fire, timber surround and mantel, carpeted flooring, sliding doors into the conservatory.

Conservatory

3.36m x 2.42m (11'0" x 7'11")

An ideal extra living space with double glazed windows and french doors off to the rear garden, tiled flooring.

Kitchen/Dining Room

5.92m x 3.04m (19'5" x 9'11")

A good size room with a feature log burner with tiled hearth and timber mantel. the kitchen is fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated refrigerator, space for a cooker, part tiled walls, tiled flooring, double doors into the lounge and door to the rear porch.

Rear Porch

2.40m x 1.93m (7'10" x 6'3")

With double glazed windows, door off to the rear garden.

First Floor Landing

With a large picture window to the front, carpeted flooring, door to a cupboard housing the combination boiler, access to the loft space.

Bedroom 1

3.09m x 3.51m (to wardrobes) (10'1" x 11'6" (to wardrobes))

A spacious bedroom with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 2

3.34m x 3.09m (10'11" x 10'1")

With a double glazed window to the rear, carpeted flooring, built in storage cupboard.

Bedroom 3

2.72m x 2.78m (8'11" x 9'1")

With a double glazed window to the front, carpeted flooring.

Bathroom

1.81m x 2.37m (5'11" x 7'9")

Fitted with a low level w.c, wash hand basin, bath with shower over, double glazed window.

Rear Garden

To the rear is a predominantly paved, easily maintainable garden with 2 good size garden sheds which have electricity, greenhouse and gated access to the rear.

Front

To the front of the property is an immaculately maintained lawned garden with stone paved pathway around the garden which extends to the driveway for off road parking and leading to a single garage with up and over door.

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



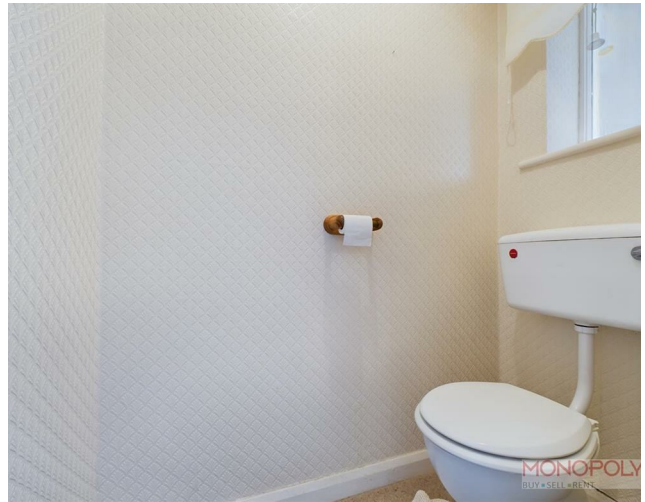
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Additional Information

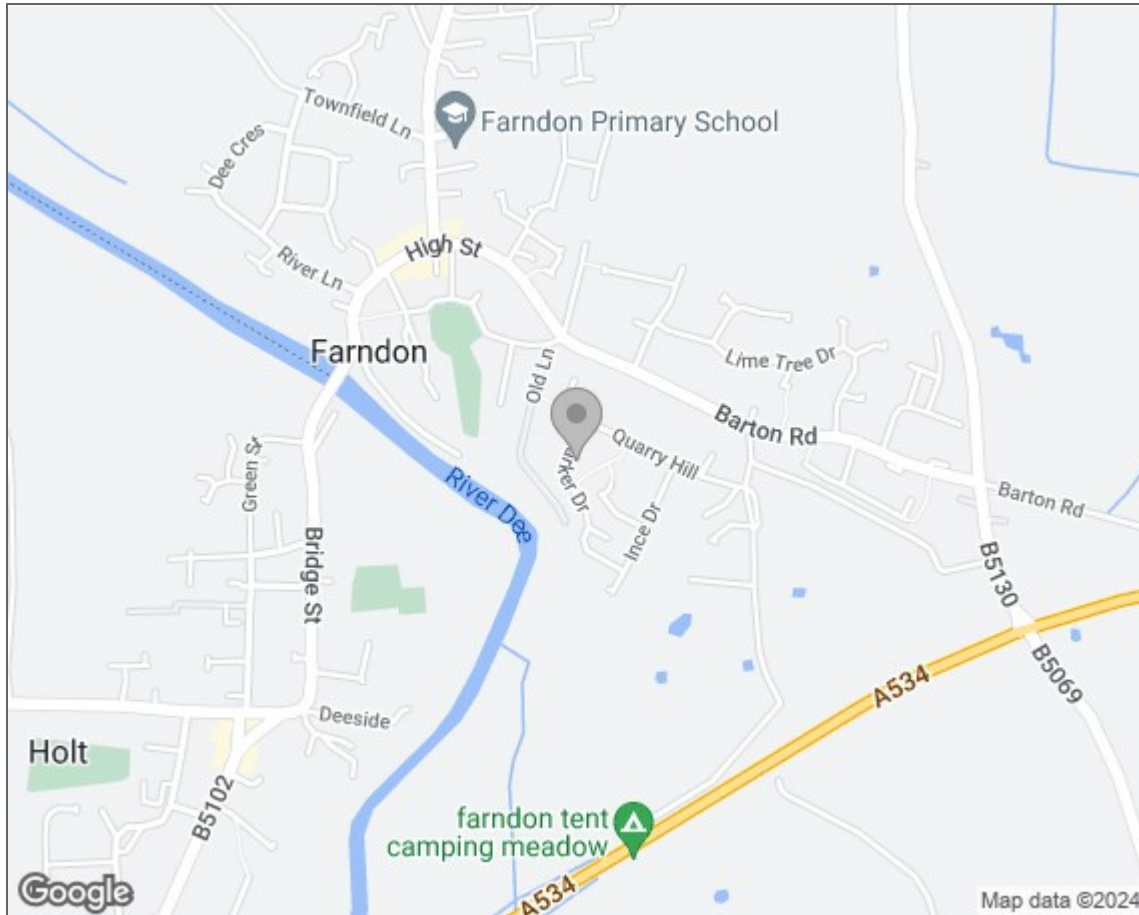
Please find key property facts in the web links











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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			
England & Wales		EU Directive 2002/91/EC	

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