



Makepeace Close, Chester CH3 5LU Offers In Excess Of £400,000

A fantastic opportunity to purchase an extended 4 bedroom family home situated in a cul-de-sac location within the desirable Vicars Cross area of Chester. The property offers spacious living accommodation with an extension to the rear forming another reception room, 4 bedrooms, good size lounge and ample of road parking leading to a single garage, all of which can only be appreciated on internal inspection. The Popular area of Vicars cross sits close to the Historic city of Chester and has a number of local amenities close to hand as well as excellent access to the Motorway and A55 for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room, downstairs w.c, rear porch and another sitting room to the ground floor and 4 bedrooms and shower room to the first floor.

- A fantastic opportunity to purchase a 4 bedroom detached family home
- Desirable area
- Cul-de-sac location
- NO CHAIN
- Extended to the rear to form another reception room
- Close to the Historic city of Chester
- Ample off road parking and garage
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, door to a cupboard housing the gas boiler, door to the w.c, lounge and kitchen/dining room.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, wood effect flooring, double glazed window.

Lounge

4.79m x 3.32m (15'8" x 10'10")

A spacious lounge with a large double glazed window to the front, carpeted flooring, central fireplace with inset living flame gas fire, granite hearth and timber mantel.

Kitchen/Dining Room

4.78m x 3.68m (15'8" x 12'0")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for a washing machine, part tiled walls, space for a refrigerator, part carpeted/ part wood effect flooring, double glazed window.

Rear Porch

With carpeted flooring, door to a useful storage cupboard, door into the sitting room, door to the side.

Sitting Room

3.07m x 3.02m (10'0" x 9'10")

An extension to the original property forming an extra reception room with a double glazed window to the rear, carpeted flooring.

First Floor Landing

With carpeted flooring, double glazed window, access to the loft space.

Bedroom 1

3.66m x 2.18m (12'0" x 7'1")

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

Bedroom 2

2.79m x 2.18m (9'1" x 7'1")

With a double glazed window to the side, carpeted flooring, built in wardrobe.

Bedroom 3

2.54m x 2.81m (8'3" x 9'2")

With a double glazed window to the side, carpeted flooring, built in wardrobe.

Bedroom 4

2.68m x 1.73m (8'9" x 5'8")

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

Shower Room

1.97m x 1.63m (6'5" x 5'4")

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, fully tiled walls, double glazed window, door to the airing cupboard housing the hot water tank.

Rear Garden

To the rear is a private, hard landscaped garden with central paved patio and gravelled borders with mature well established plants and fauna. There is a further paved patio behind the garage.

Front

To the front is a gravelled garden with rockery and mature plants. A long brick paved driveway providing off road parking and leading to the single garage with up and over door.

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.

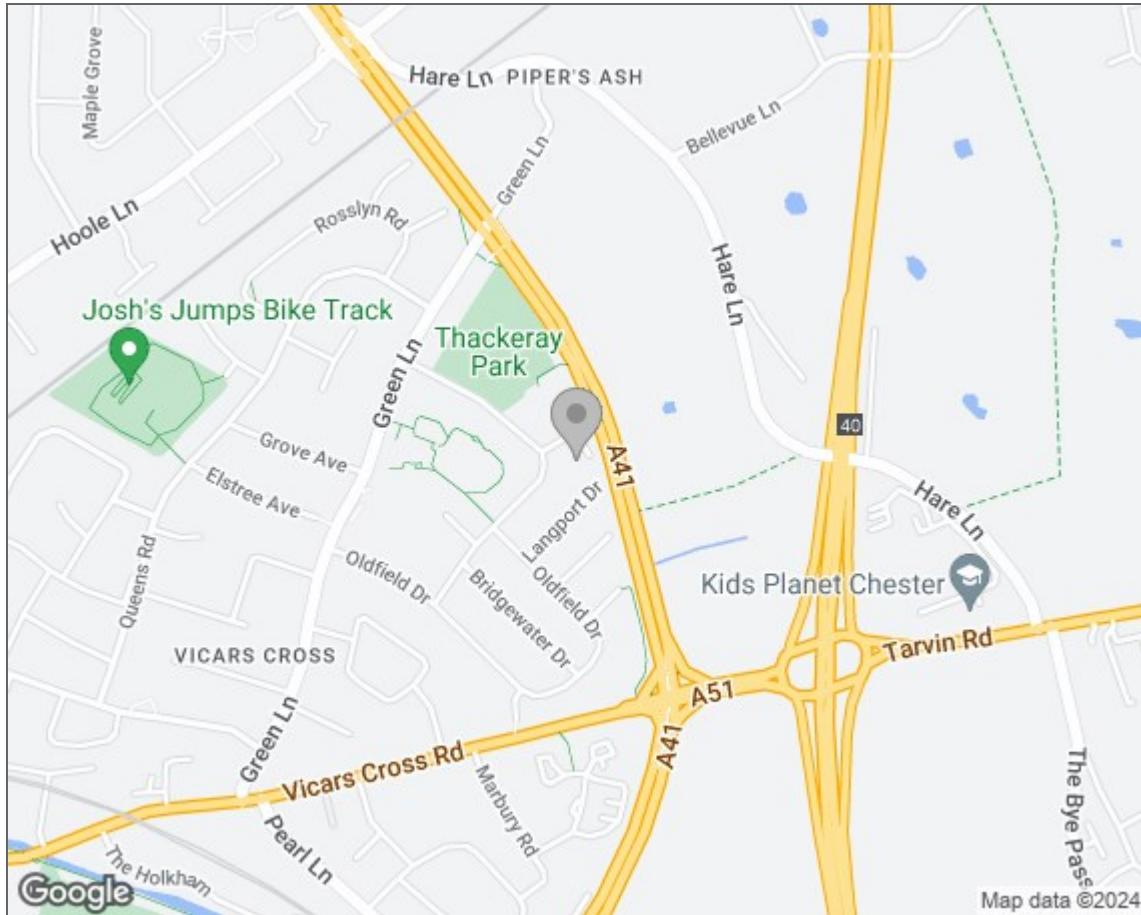
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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			
(81-91) B			
(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			
England & Wales		EU Directive 2002/91/EC	

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.

