



Alder Close, Penyffordd, Chester CH4 0AJ

Offers In Excess Of £245,000

Situated on a modern residential development in the popular village of Penyffordd, Chester, this delightful three storey end-terrace house on Alder Close offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a contemporary design and is well-suited for families or professionals seeking a peaceful yet convenient location. Spanning an impressive 865 square feet, the home features three spacious bedrooms, providing ample space for relaxation and rest. The layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The property also benefits from two well-appointed bathrooms, ensuring convenience for all occupants. One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a valuable asset in today's busy world. The surrounding area is known for its friendly community atmosphere and offers easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant neighbourhood. In summary, this modern end-terrace house on Alder Close presents an excellent opportunity for anyone seeking a stylish and practical home in the heart of Penyffordd. With its thoughtful design and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

- A THREE BEDROOM END OF TERRACE HOUSE
- MODERN KITCHEN
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- OFF ROAD PARKING
- THREE STOREY PROPERTY
- BEAUTIFULLY APPOINTED LOUNGE/DINER
- FAMILY BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Composite entrance door, entrance mat, wood effect flooring, stairs to first floor, doors to kitchen, lounge and wc.

Kitchen

Fitted with a range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, window to front, single oven, gas hob, extractor, integrated fridge freezer, spaces for dish washer and washing machine, wood effect flooring.

Lounge

Beautifully appointed light and spacious reception room with wood effect flooring, French style doors to rear garden, understairs cupboard.

WC

With toilet and wash hand basin.

First floor landing

Doors to two bedrooms and bathroom, stairs to second floor.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to front.

Bathroom

Panel bath, shower screen, electric shower, wc, hand wash basin, window to side, wood effect flooring, part tiled walls.

Bedroom One

Located on the second floor is a stylish main bedroom with carpet, fitted wardrobes, skylight windows, door to en suite.

En Suite

With shower enclosure, wc, hand wash basin, dormer style window to front, wood effect flooring.

Outside

Rear garden with patio, lawn, timber pergola, planted bed, enclosed with fencing, garden store, gate to front.

Front tarmac drive with space for two cars, lawn to side, path to front door.

IMPORTANT INFORMATION

*Material Information interactive report 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.

MORTGAGES

Our recommended experienced independent

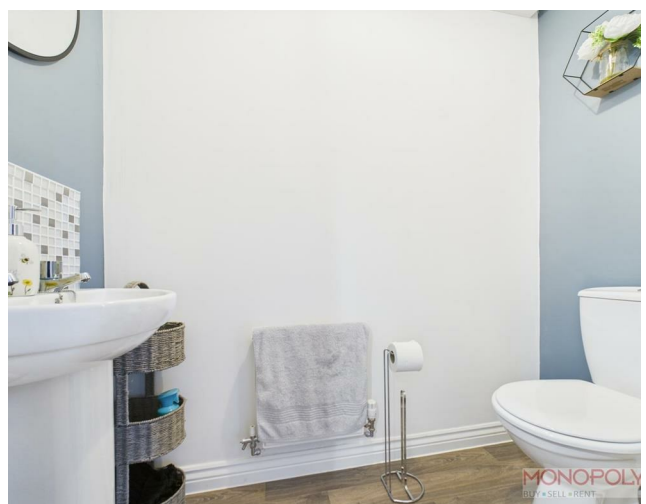


Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

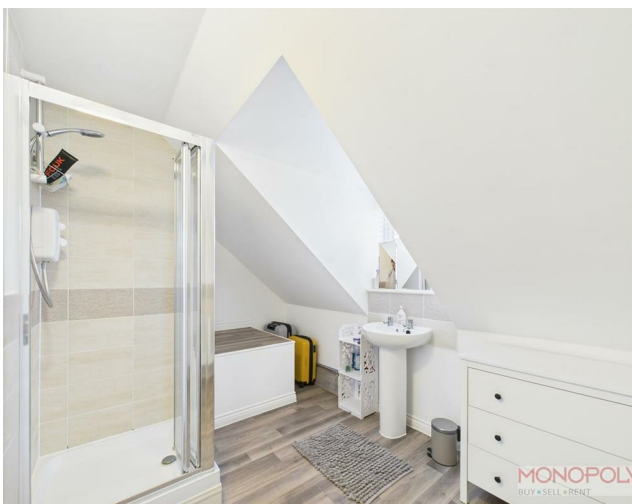
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

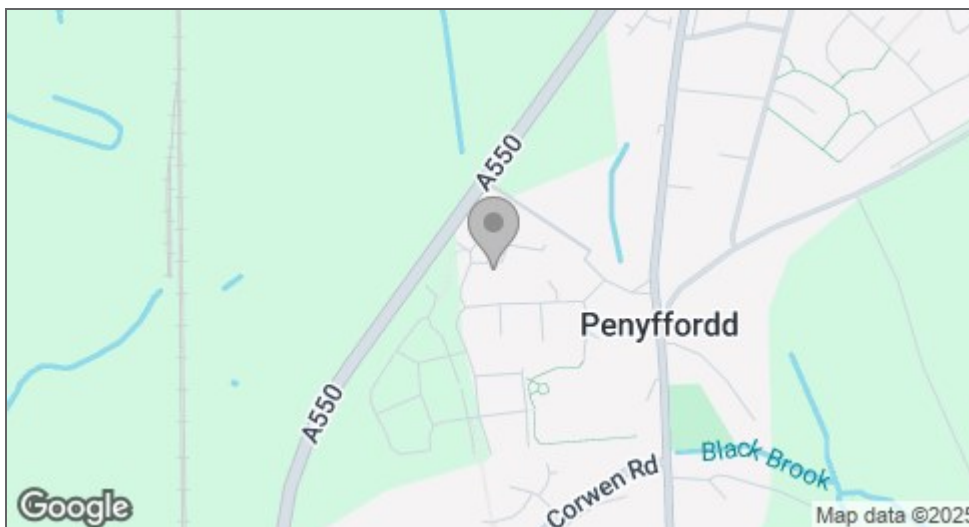












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