



## Meadowcroft, Higher Kinnerton CH4 9AY

### £360,000

MOTIVATED SELLER - PRICED FOR A QUICK SALE!

Welcome to this stunning detached house located in the desirable village of Higher Kinnerton, Chester. This property has been renovated to a high standard and boasts two spacious reception rooms and a fantastic kitchen/diner perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is ample space for everyone in the household to enjoy their own private sanctuary. The three bathrooms in this house ensure that there will be no more waiting in line during the morning rush, providing convenience and comfort for all residents. The property spans an impressive 1,259 square feet, offering plenty of room for all your needs and desires. Situated in a tranquil neighbourhood, this house comes with parking space for two vehicles, making it convenient for you and your guests. To the rear is an enclosed garden with lawn and patio. Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a spacious family home, this property in Meadowcroft has it all. Don't miss out on the opportunity to make this house your home sweet home in the charming village of Higher Kinnerton. Contact us today to arrange a viewing and take the first step towards living in your dream house. WITHIN CASTELL ALUN SECONDARY SCHOOL CATCHMENT AREA!

- A BEAUTIFULLY APPOINTED FIVE BEDROOMS DETACHED HOUSE
- TWO RECEPTIONS ROOMS
- THREE BATHROOMS
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- CASTELL ALUN SECONDARY SCHOOL CATCHMENT
- STYLISH KITCHEN/DINER
- UTILITY AREA
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



## Entrance Porch

Upvc front door, glazing to front and side, laminate flooring.

## Living Room

Wood burning stove, laminate flooring, large window to front, door to kitchen/diner.

## Kitchen/Diner

A stunning range of wall and base units, quartz worktops, inset stainless sink drainer, mixer tap with kettle setting, five ring gas hob, extractor, integral oven grill and microwave, dishwasher, breakfast alcove with space for fridge, open plan to dining area, French doors to rear, laminate flooring, stairs to first floor, doors to lounge and family room.

## Family Room

Laminate flooring, French doors to front, doors to utility and shower room. Potential to be used as a guest bedroom or annex accommodation.

## Shower Room

Walk in shower with mains shower over, aqua panel splashback, wc, hand wash basin, tiled floor, spotlights, chrome towel rail.

## Utility

Window and external door to rear, ceramic sink with mixer tap over, spaces for washing machine and dryer, wall mounted Worcester gas combi boiler, tiled splashback.

## First floor landing

Carpet, doors to 5 bedrooms and bathroom, loft access.

## Bedroom One

A very generous principal bedroom suite with carpet, window to rear, walk in wardrobe, loft access.

## En Suite

Panel bath, mains shower over, shower screen, hand wash basin, wc, tiled floor, window to rear, spotlights, extractor.

## Bedroom Two

Carpet, window to front.

## Bedroom Three

Carpet, window to side, two skylight windows.

## Bedroom Four

Carpet, window to front.

## Bedroom Five/Study

Carpet, window to front, storage cupboard.

## Bathroom

Tiled in bath tub, shower from taps, hand wash basin, wc, window to side, laminate flooring, tiled walls.

## Outside

Double width front drive, lawn to side, planted border.

South west facing rear garden that enjoys a good degree of sun, enclosed with fencing, patio, lawn, timber garden store, outside tap and power socket.

## Additional Information

Rewire, re plumb, re plastered in 2022.

## 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



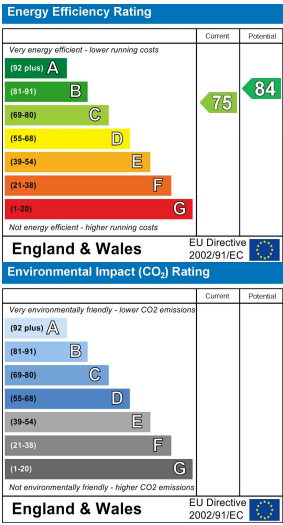
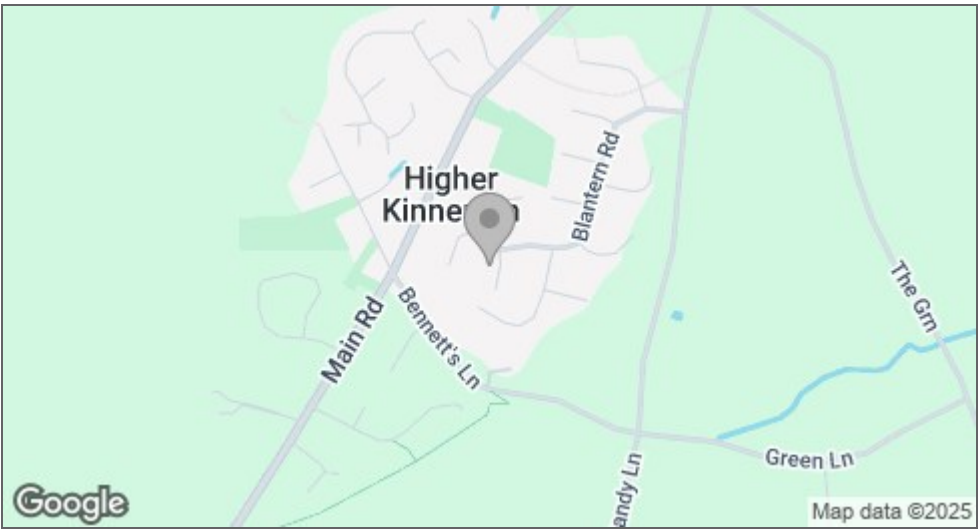












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