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Higher Kinnerton | Chester | CH4 9FW

£270,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated in the popular residential village of Higher Kinnerton, this well-presented three-bedroom semi-detached family home remains within its NHBC warranty and is offered in excellent condition throughout. The property provides modern, well-balanced accommodation ideal for family living. In brief, the accommodation comprises an entrance hallway, downstairs WC, a modern fitted kitchen, and a spacious living/dining room with useful under-stairs storage, offering ample ground-floor living space. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a block-paved driveway to the front providing off-road parking for two vehicles. Gated side access leads to a pleasant rear garden, which features two paved patio seating areas and a lawned garden, ideal for outdoor dining and family use. Jones Way forms part of a popular modern development within Higher Kinnerton, which benefits from a children's playground and a strong community feel. The village offers a range of local amenities within walking distance, including a primary school, convenience store, public house and countryside walks across the surrounding open farmland. Regular bus services operate through the village, while excellent road links are close by, including the A5117 and A55, providing convenient access to Chester, Wrexham, Deeside and the wider North West.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- STILL UNDER NHBC WARRANTY
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING/DINING ROOM
- FAMILY BATHROOM
- DRIVEWAY TO THE FRONT FOR TWO VEHICLES
- PLEASANT GARDEN TO THE REAR
- SOUGHT AFTER VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS



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Entrance Hall

Composite door leads into entrance hallway with carpet flooring, ceiling light point, panelled radiator, door to downstairs WC, kitchen and living room

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, panelled radiator, ceiling light point, extractor fan.

Living/Dining Room

UPVC double glazed French style doors to the rear garden area, under-stairs storage cupboard with power sockets, space for dining table, two ceiling light points, panelled radiator and carpet flooring.

Kitchen

Housing a range of wall drawer and base units with work surface over. Integrated appliances to include electric oven, gas hob, extractor and fridge freezer. Space and plumbing for washing machine. Stainless steel sink unit with mixer tap over. Recessed LED lighting, tiled floor, panelled radiator and window to front elevation.

Landing Area

Carpet flooring, access to loft, ceiling light point, panelled radiator, doors to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front. Storage cupboard, carpet flooring and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear with panelled radiator, carpet flooring and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains shower over. Wooden laminate flooring, recessed LED lighting, chrome heated towel rail and extractor.

Outside

To the front there is a block paved driveway with space for two vehicles. There is a paved pathway alongside the property leading to a timber gate accessing the rear. To the rear is a pleasant lawned garden area with paved patio, lawn area and further patio area. Additionally there is an outside tap on the side and lighting.

Additional Information

The property is freehold and was built in 2019 therefore is still under the NHBC warranty. There are service charges for maintenance of the surrounding estate grounds which include a playground. This amount is apportioned across the estate according to property size and was £222 from October 2025 to September 2026. The boiler has been serviced recently and is a combination boiler.

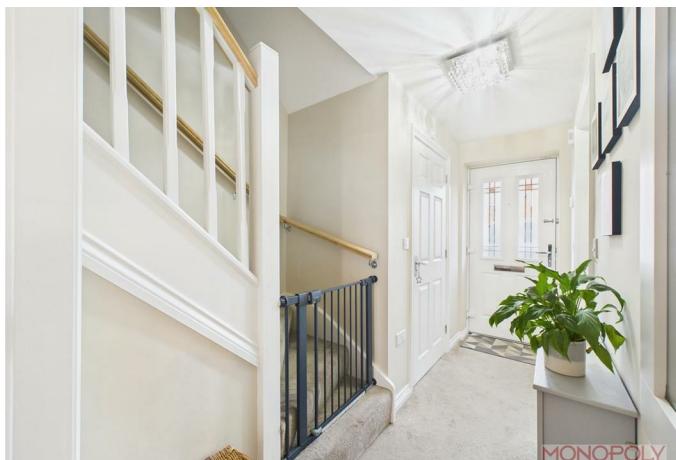
Important Information

MONEY LAUNDERING REGULATIONS 2003

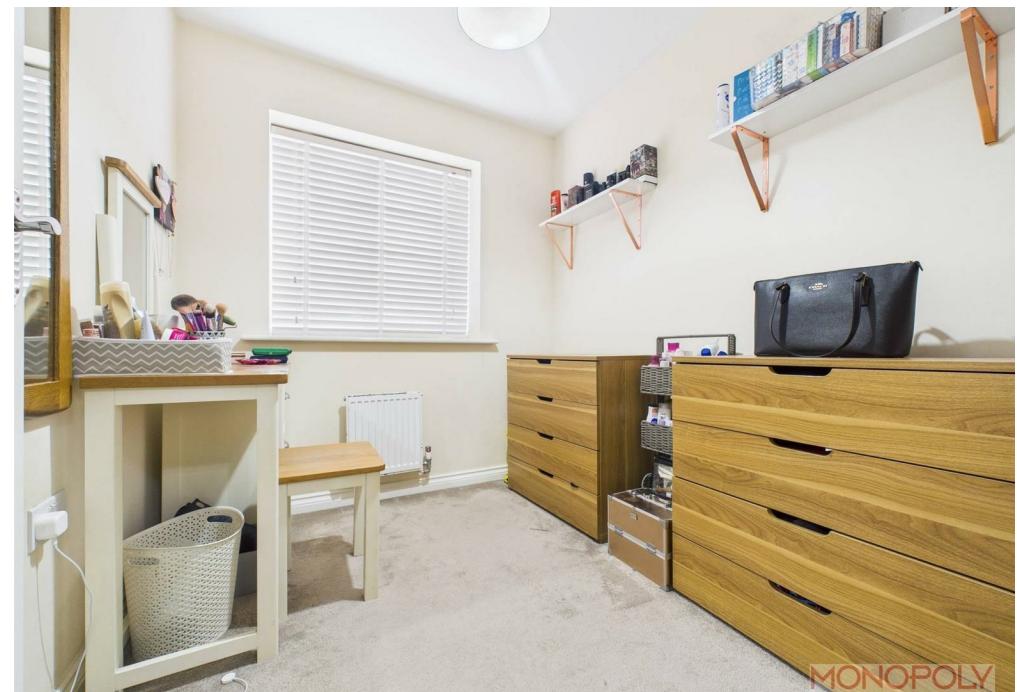
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 details must therefore be taken as a guide only.





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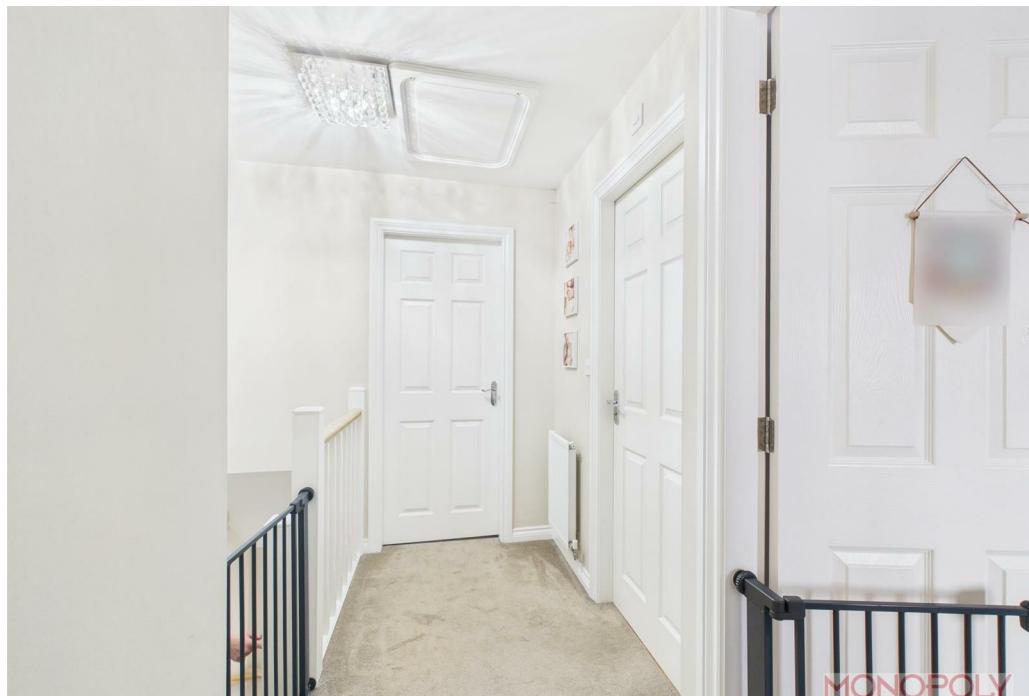
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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) 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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