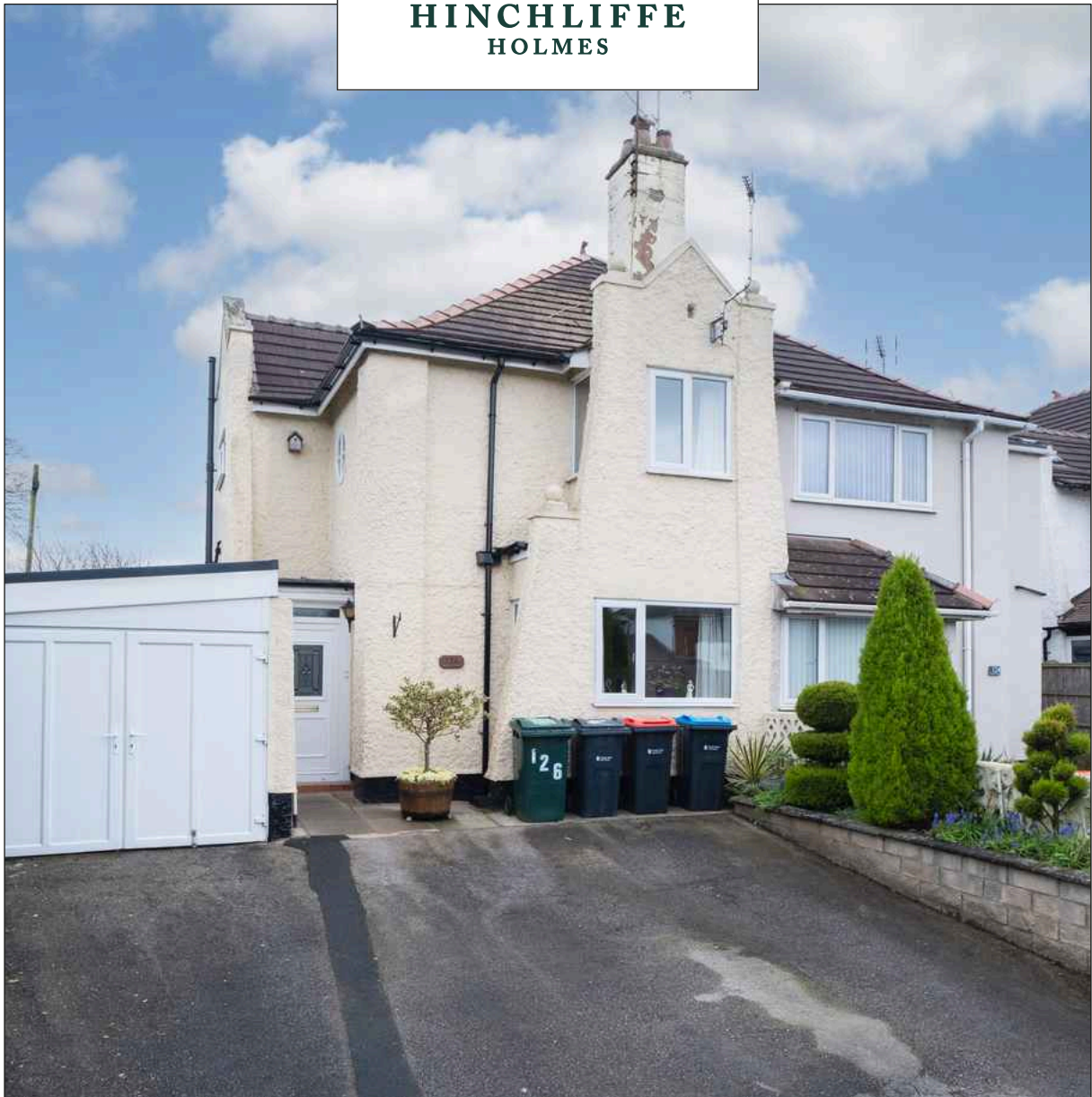


126 VICARS CROSS ROAD

Vicars Cross | CH3 5NP



**HINCHLIFFE
HOLMES**



Situated in a popular and most convenient location, a well-presented and extended semi-detached family home with flexible accommodation throughout. South-facing landscaped private gardens, driveway providing off road parking and garage.



126 VICARS CROSS ROAD

Situated in a popular and most convenient location, a well-presented and extended semi-detached family home with flexible accommodation throughout. South-facing landscaped private gardens, driveway providing off road parking and garage.

Vicars Cross lies a couple of miles to the east of the city and provides an excellent range of local day-to-day facilities including a wide range of shops on Green Lane, petrol filling station, schools for all ages, with Oldfield Primary School being

particularly popular and also within the catchment area of the highly acclaimed Christleton High School. A local bus routes into the city centre and Chester railway station is close by. There is easy access to the motorway network and A55 expressway facilitating daily travel to the surrounding areas of commerce and industry. Chester city centre offers a wide range of both shopping and leisure facilities including national retail stores, the River Dee, Racecourse and the Roman Walls.

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge
Dining Room
Kitchen
Sitting Room-Bedroom Four
Bathroom

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

SECOND FLOOR

Landing
Loft Room
Store

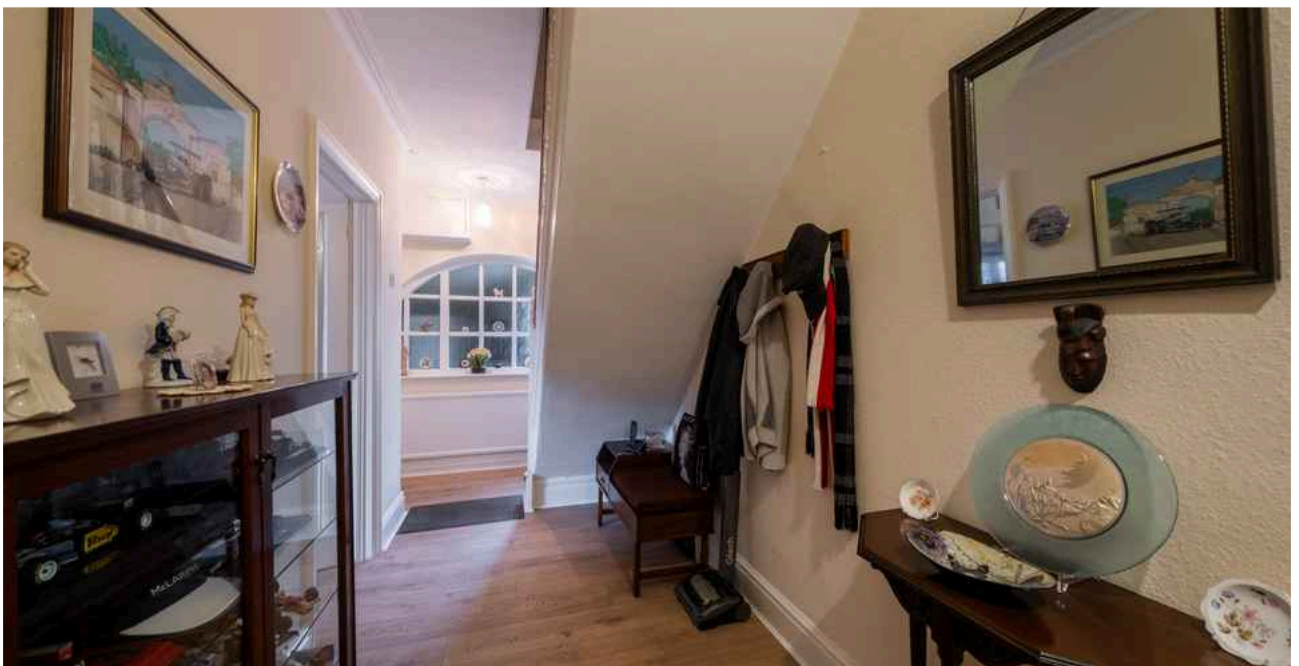
OUTSIDE

Garage
Parking
Gardens





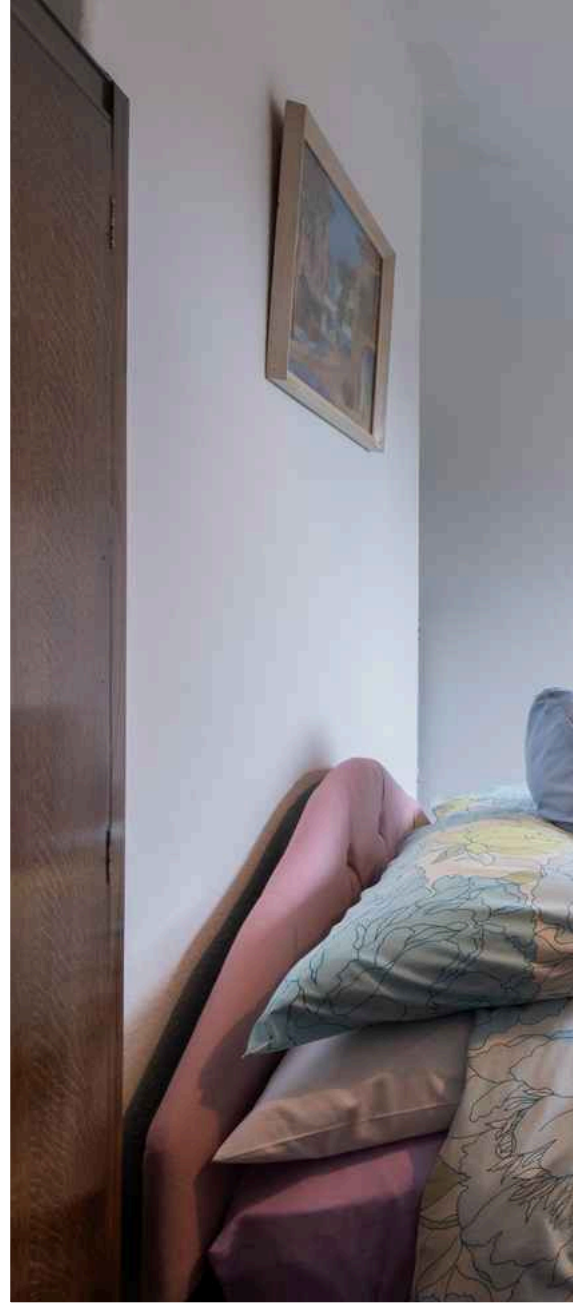








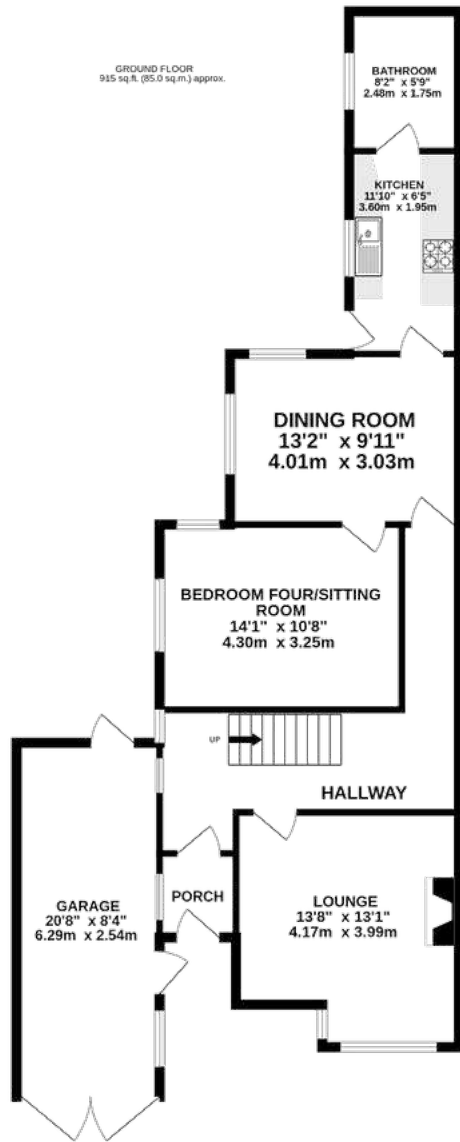








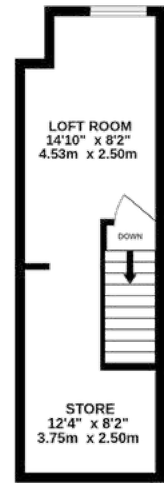




TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

POSSESSION


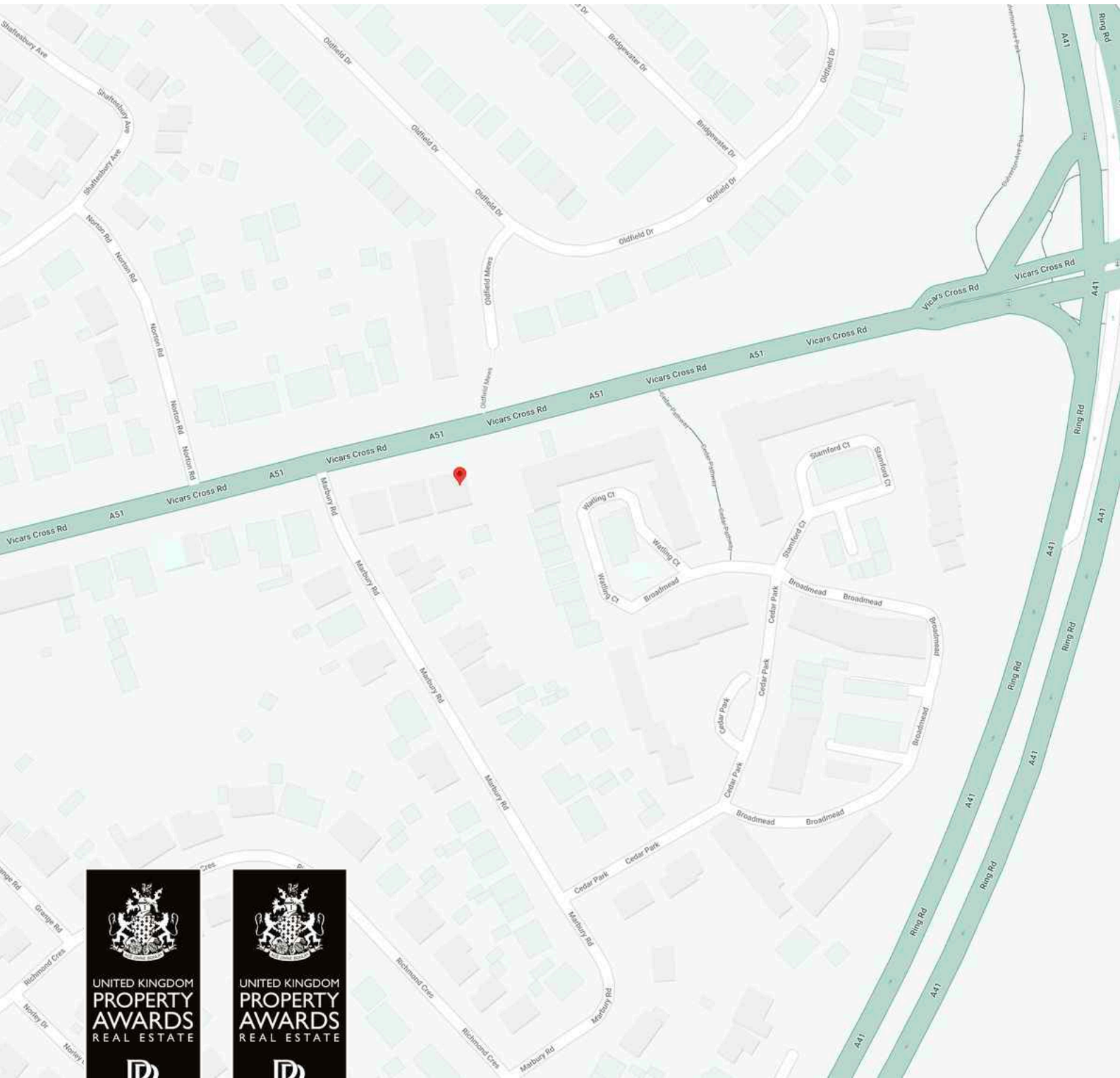
Vacant possession upon completion.

VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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MOTOR CARS
AUTHORISED DEALER
PELA WOOD


★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
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Ben Hinchliffe

2022-2023



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LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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