



Beautifully Presented Detached House

Refitted Kitchen/Diner

Landscaped Gardens To 3 Sides

4 Bedrooms (1 En-Suite)

Spacious Lounge Leading To Conservatory

Ample Parking Including Detached Garage At Rear

32 Barony Way
Chester CH4 7NP

Offers in the Region Of £340,000



The stunning photographs say it all.....

If your idea of bliss is to buy a 'turnkey' property (something that does not need work and is ready to move into) then we may have found the right home for you!

Not only that, this beautifully presented family home, located in a cul-de-sac, has the best of all worlds in that it has the advantage of being just over 2 miles from the centre of Chester, whilst being close to open countryside and is also well placed for the A483 and A55 Expressway for travel throughout a wide geographical area both in England and further into Wales.

An internal inspection is most strongly recommended as the current owner has ensured that the house may be approached with every confidence of minimum additional expense.

Notable features include the spacious 21-foot lounge, leading to the conservatory addition, the well appointed open-plan kitchen/diner and the creation of an en-suite shower room to the master bedroom, something that was not standard when the house was originally built.

Those with 'green fingers' are sure to be impressed by the landscaped gardens, including ample space to the front of the house (as well as the single garage at the rear) and the fact that the enclosed side and rear gardens have dedicated seating areas, including a large paved patio.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. 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. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Entrance Hall 6' 11" x 4' 8" (2.11m x 1.42m)

Tiled floor, staircase to first floor, contemporary radiator and built-in storage cupboard.

Cloakroom 5' 0" x 4' 4" (1.52m x 1.32m)

Corner wash hand basin and close coupled WC. Part tiled walls, matching floor tiles, recessed ceiling spotlights and radiator.

Lounge 21' 6" x 10' 8" (6.55m x 3.25m)

Corniced ceiling, 2 radiatorx and french double doors leading to: -

Conservatory 8' 10" x 8' 10" (2.69m x 2.69m)

Ceramic tiled floor, glass roof and french double doors leading to rear garden.

Kitchen/Diner 16' 6" x 12' 3" (5.03m x 3.73m)

One and a half bowl stainless steel sink with glazed surround with mixer tap and hose attachment inset in worktop with cupboards, integral washing machine and slim-line dishwasher below, wall cupboards, larder unit with integral fridge and freezer, 5 ring gas hob with illuminated extractor hood above and split level cooker comprising electric oven and grill, Glow Worm wall mounted gas central heating boiler, further cupboard (with storage space for further fridge or freezer if required), ceramic tiled floor and contemporary radiator.

FIRST FLOOR

Landing 8' 7" x 3' 0" (2.61m x 0.91m)

Loft access hatch and built-in storage cupboard.

Bedroom 1 12' 5" x 11' 0" max (3.78m x 3.35m max) narrowing to 9' 2" (2.79m)

Corniced ceiling and radiator.

En-Suite Shower Room 5' 5" x 4' 6" (1.65m x 1.37m)

Corner shower cubicle with electric shower unit, close coupled WC and circular wash hand basin on tiled pedestal with cupboard below, recessed ceiling spotlights, extractor fan and tiled floor.

Bedroom 2 12' 4" x 9' 2" (3.76m x 2.79m)

Corniced ceiling and radiator.

Bedroom 3 9' 0" x 8' 2" (2.74m x 2.49m)

Recessed ceiling spotlights and radiator.

Bedroom 4 9' 0" x 6' 4" (2.74m x 1.93m)

Radiator.

Family Bathroom 5' 5" x 8' 5" max (1.65m x 2.56m max) narrowing to 5' 9" (1.75m)

Panelled bath with mains mixer shower unit over and folding glazed shower screen, pedestal wash hand basin and close coupled WC. Extractor fan, part tiled walls and heated chrome towel rail.

OUTSIDE

Block paved, side vehicular access via timber double gates lead to the **DETACHED SINGLE GARAGE**.

To the front of the house is a block paved driveway plus an easily managed feature gravelled area, providing parking for further vehicles, if required.

Enclosed landscaped rear and side gardens with neatly tended lawn and well stocked flower borders having a variety of flowers, bushes and shrubs. Large paved patio, cold water tap and external power sockets to both front and rear.

Services

Mains water, gas, electricity and drainage.

Central Heating

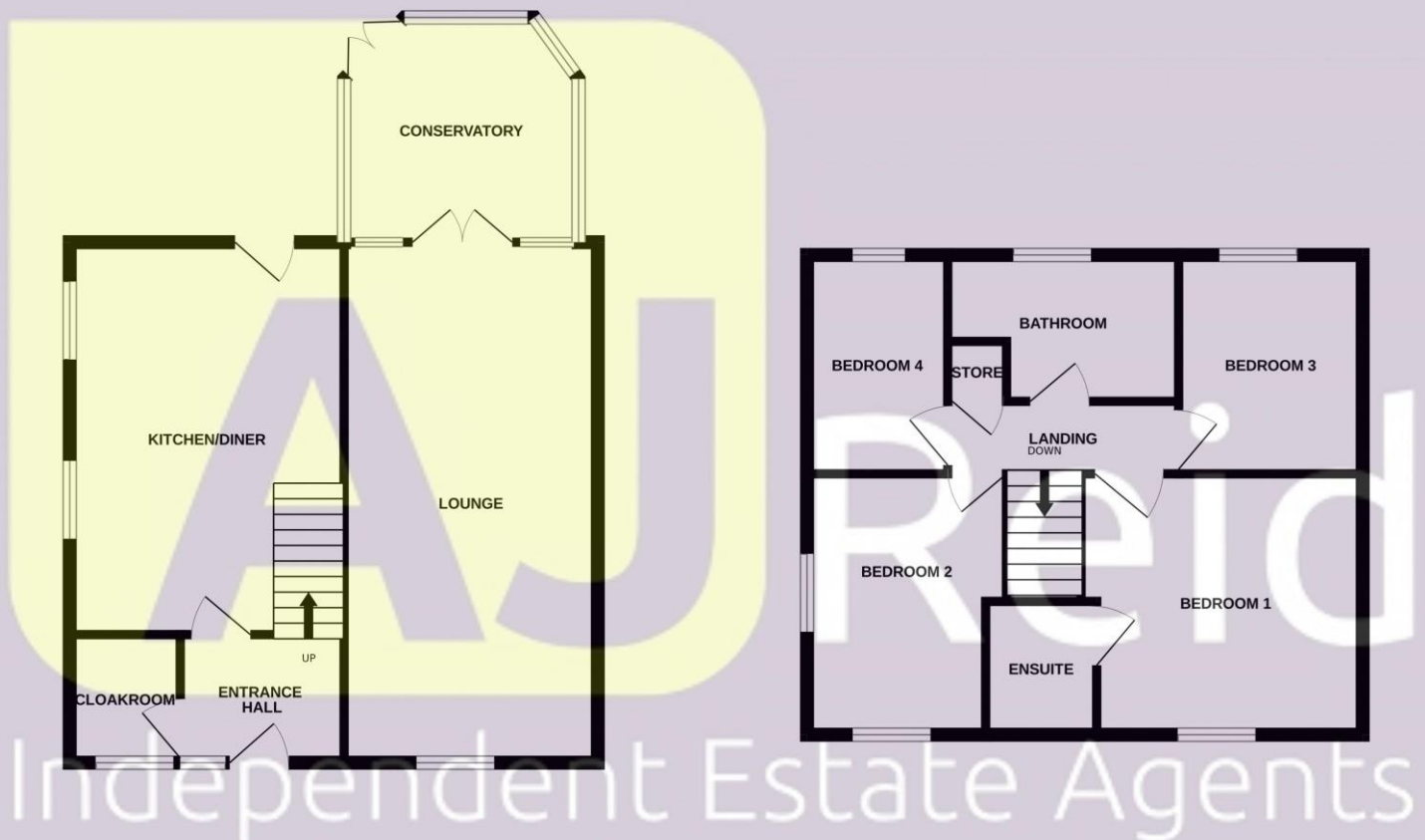
Glow Worm gas central heating boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

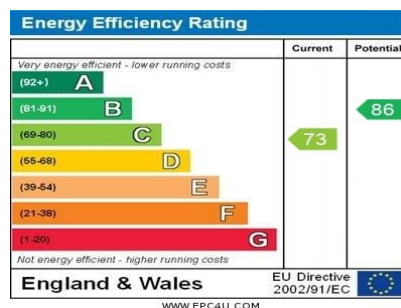
Cheshire West and Chester Council - tax band D.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Directions: From Chester City Centre, head south on Lower Bridge Street, turn right (by 'Ye Olde Kings Head' pub) into Castle Street and at Grosvenor roundabout bear left onto A483 Grosvenor Road. Proceed over the bridge with the River Dee and at the next roundabout take the second exit onto Lache Lane. Turn sixth right into Circular Drive, left into Green Lane and left into Barony Way.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

