



**Mature Semi-Detached House**

**3 Bedrooms Plus Loft Room Conversion**

**Beautifully Presented Throughout**

**24' Through Lounge/Dining Room**

**Large Driveway With Parking For 4 Cars**

**Landscaped Rear Garden With Hot Tub**

**46 Chester Road**  
Huntington, Chester CH3 6BW

**Offers in the Region Of £360,000**



**In the words of Craig Revel Horwood (Strictly Come Dancing), many people will consider this property to be "Fab-U-Lous"!!**

**The current owner has spent a great deal of time, effort and money, transforming this lovely house into the 'masterpiece' that we see today. Undoubtedly, it is genuinely one of those properties that you can move into on 'Day 1' without having to lift a finger!**

**There is ample off-road parking to the front of the house and the deep driveway (with parking for at least 4 cars) means that the house is set back from the road for privacy.**

**The dividing wall between the lounge and dining room has been removed, creating a 24' through room with french double doors leading onto the covered leisure area with its raised timber deck and sunken hot tub, complete with balustrade and curtains for privacy.**

**Upstairs, mirrored wardrobes have been added to 2 of the bedrooms and on the second floor, the loft room is suitable for all manner of purposes, the current owner often using it as a fourth bedroom.**

**Location-wise, Huntington is a delightful village, just a short distance from the bustling city of Chester. It enjoys a range of local shops, pubs, and restaurants, as well as excellent transport links to nearby areas.**

**With its excellent location, this property is the perfect choice for those who want to enjoy the best of village and city living, but need easy access to the A55/M53.**

***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

### Storm Porch

#### Entrance Hall *8' 8" x 5' 7" (2.64m x 1.70m)*

Laminate flooring, staircase to first floor with storage cupboard below, radiator and double glazed front door with leaded light feature.

#### Through Lounge/Dining Room *24' 0" x 11' 10" (7.31m x 3.60m) narrowing to 11' 3" (3.43m)*

2 Fireplace openings, one housing a log burning stove on a slate tiled hearth, corniced ceiling, front facing bay window, 2 radiators and french double doors leading to rear garden.

#### Kitchen *12' 0" x 6' 1" (3.65m x 1.85m)*

Sink and drainer inset in worktops with drawers, cupboards and plumbing for dishwasher below and incorporating 4 ring gas hob with stainless steel splashback, illuminated extractor hood above and electric oven and grill below, further base units and wall cupboards and leading to: -

#### Utility Area *8' 6" x 6' 2" (2.59m x 1.88m)*

Matching base units and wall cupboards (one housing the Worcester gas central heating boiler), plumbing for washing machine, radiator and loft access hatch.

#### Shower Room *8' 5" x 2' 8" (2.56m x 0.81m)*

Shower cubicle with electric shower unit, wash hand basin and close coupled WC. Part tiled walls, extractor fan and radiator.

## FIRST FLOOR

### Landing

Staircase to second floor.

#### Bedroom 1 *12' 1" x 9' 3" min (3.68m x 2.82m min)*

Triple mirror sliding door wardrobes and radiator.

#### Bedroom 2 *9' 6" max x 9' 4" (2.89m max x 2.84m)*

Double mirror door sliding wardrobes, front facing bay window and radiator.

#### Bedroom 3 *6' 10" x 6' 2" (2.08m x 1.88m)*

Radiator.

#### Bathroom *6' 5" x 6' 1" (1.95m x 1.85m)*

Panelled bath with electric shower unit over and glazed shower screen, pedestal wash hand basin and close coupled WC. Fully tiled walls and radiator.

## SECOND FLOOR

#### Loft Room *14' 11" x 13' 9" (4.54m x 4.19m)*

3 double glazed roof skylight windows, radiator and built-in loft storage cupboards.

## OUTSIDE

Full width, deep block paved driveway with parking for 4 cars. Picket fence and pedestrian gate leads to: -

Enclosed front garden laid to lawn with laurel hedge and flower border.

Enclosed rear garden with **COVERED LEISURE AREA** *12' 10" x 10' 0" (3.91m x 3.05m)* with raised timber deck having sunken hot tub and balustrade with curtains overlooking the rear garden with artificial lawn and pebbled patio area.

Garden shed, paved side path, outside light and cold water tap.

### Services

Mains water, gas, electricity and drainage.

### Central Heating

Worcester gas fired boiler supplying radiators and hot water.

### Tenure

Freehold.

### Council Tax

Cheshire West & Chester Council - Tax Band C.

### Agents Note

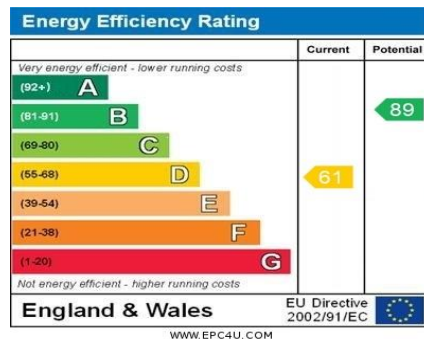
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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**Directions:** Proceed out of Chester along the A55 Boughton bearing right at the gyratory system and turning right again as though returning towards the City Centre. Turn immediately left into Sandy Lane (B5130) and go down the hill along the river, following the road into Dee Banks and on into Chester Road. The property is situated on the right hand side, just after the turn on the left into Caldly Valley Road.

**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 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.

