

6 Fairmeadow, Pulford, Chester, CH4 9EX

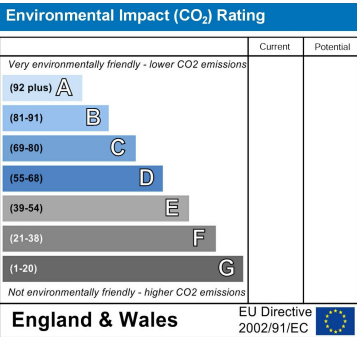
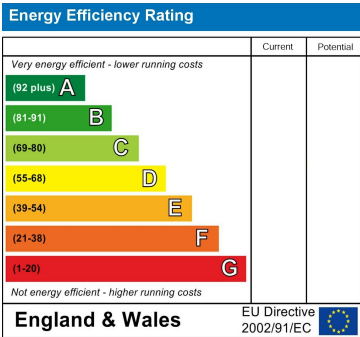


Approximate total area⁽¹⁾
952 ft²
88.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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6 Fairmeadow
Pulford, Chester,
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Offers Over
£325,000

* Beautiful Open Views Over Farmland * Cul-de-Sac Location * A well-presented two-bedroom detached home situated in a small cul-de-sac just off Old Lane, in the highly desirable village of Pulford. This modern, low-maintenance property is ideal for those seeking a village lifestyle within easy reach of Chester and Wrexham. The accommodation includes: canopy porch with integral store, entrance hall, spacious living room with cast-iron log burner and oak parquet flooring, dining room with patio doors leading out to the garden, and a kitchen/breakfast room complete with integrated oven, hob, and dishwasher. There is also a charming sitting room featuring a vaulted ceiling and exposed beams, plus a light-filled conservatory with French doors opening to the garden. To the first floor there is a landing, principal bedroom with fitted wardrobes and built-in storage, a second bedroom overlooking the rear, and a well-appointed bathroom fitted with a modern white suite. The property benefits from double glazing and oil-fired central heating. Externally there is a low-maintenance front garden with cobbled and stone features, along with a tarmac driveway. The rear garden is mainly laid to lawn with imprinted concrete seating areas, enclosed by fencing and brick walling with metal railings. The garden enjoys attractive open views across farmland to the rear.

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LOCATION

There are local amenities in Pulford which include beauty salon, Church and public houses, with the neighbouring village of Rossett providing a more comprehensive range of shops and schools. Chester and Wrexham are both easily accessible, together with the A55 which leads to North Wales, the M53 and motorway network.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

With wooden pillar, outside light, and integral store. Composite entrance door with double glazed insert to the entrance hall.

ENTRANCE HALL

uPVC double glazed window, smoke alarm, ceiling light point, single radiator with thermostat, oak parquet flooring, and staircase to first floor. Doorway to the living room.

LIVINGROOM

4.55m x 3.23m (14'11" x 10'7")



uPVC double glazed window overlooking the front, uPVC double glazed window to side, recessed fireplace with slate hearth and oak mantel housing a Henley cast-iron log burner, deep coved ceiling, ceiling light point, double radiator with thermostat, oak parquet flooring, and built-in understairs storage cupboard. Archway opening to the dining room and oak panelled door to the kitchen/breakfast room.



DININGROOM

2.72m x 2.44m (8'11" x 8')



Double glazed patio doors to the rear garden, deep coved ceiling, ceiling

light point, double radiator with thermostat and oak wood block parquet flooring.

KITCHEN/BREAKFAST AREA



KITCHEN

3.07m max x 2.41m (10'1" max x 7'11")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with oak worktops. Inset single bowl ceramic sink unit and drainer with chrome mixer tap. Fitted four-ring Indesit touch control ceramic hob with splashback and extractor above, built-in electric fan assisted oven and grill, plumbing and space for washing machine, integrated dishwasher, ceiling light point, oak parquet flooring, and uPVC double glazed window overlooking the rear.

BREAKFAST AREA

3.15m x 2.13m (10'4" x 7')



Part-vaulted wooden panelled ceiling with double glazed Velux rooflight, wall light point, double radiator, tall uPVC double glazed window and oak parquet flooring. Double opening glazed doors to the sitting room and double glazed sliding patio doors to the conservatory.

SITTING ROOM

4.85m x 2.31m (15'11" x 7'7")



uPVC double glazed window overlooking the front, single radiator with thermostat, oak parquet flooring, and feature vaulted wooden panelled ceiling with ceiling light point and exposed beams.

CONSERVATORY

3.73m x 2.18m (12'3" x 7'2")



Brick built conservatory with uPVC double glazed windows, glazed roof and double opening French doors to outside. Double radiator with thermostat, tiled floor, two wall light points and exposed brickwork.

LANDING

Ceiling light point, access to insulated loft space, and uPVC double glazed window to side. Oak panelled doors to bedroom 1, bedroom 2 and bathroom.

BEDROOM 1

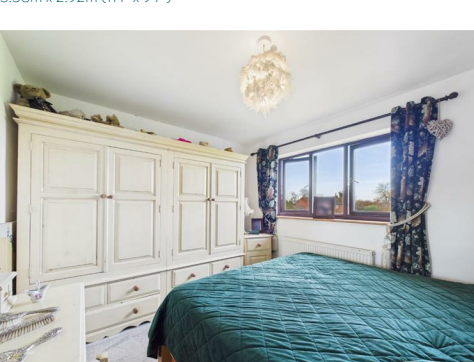
4.60m into wardrobe x 2.74m (15'1" into wardrobe x 9')



Fitted wardrobe to length of one wall with three sliding doors (one mirrored) having hanging space and shelving. uPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and built-in wardrobe.

BEDROOM 2

3.38m x 2.92m (11'1" x 9'7")



uPVC double glazed window overlooking the rear enjoying views across open fields, ceiling light point, and single radiator with thermostat.

BATHROOM

2.01m x 1.96m (6'7" x 6'5")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and wall mounted mixer shower with canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low-level dual flush WC with concealed cistern. Part-tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, and uPVC double glazed window with obscure glass to rear.

OUTSIDE FRONT



The property forms part of a small cul-de-sac. To the front there is a tarmac driveway with cobbles, crazy paving and decorative stone. Outside light, and external electric meter cupboard. A gated pathway at the side provides access to the rear garden.

OUTSIDE REAR

To the rear there is a neatly laid lawn garden and imprinted concrete patio areas being enclosed by wooden fencing and brick walling with metal railings. Screened oil storage tank, and outside Worcester oil fired central heating boiler. The garden enjoys a delightful open aspect over farmland.

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VIEW TO REAR

