



37 GLAN ABER PARK

Chester

Rickitt
Partnership

Extended semi detached home located in a cul-de-sac

Well presented semi detached house ♦ Three double bedrooms ♦ Two reception rooms ♦ Kitchen/dining room ♦ Cul-de-sac location close to city centre ♦ Off road parking at the front ♦ Enclosed rear garden with terrace ♦ NO CHAIN ♦ EPC C

Description

A delightful extended three double bedrooled semi detached house located at the end of a cul-de-sac, close to the city centre. This well presented property has two reception rooms and a kitchen/dining room. The house has a wealth of both period and modern features throughout including ornate staircase, stripped inner doors and some under floor heating. To the outside, there is off road parking to the front and enclosed rear garden with terraced area.

Entrance Hall

Ornate open staircase to first floor, with under stairs cupboard housing gas fired boiler. Timber flooring. Skylight.

Cloakroom

Low level WC and hand wash basin. Small frosted double glazed window. Timber flooring.

Sitting Room

Double glazed bay window to front. Fireplace with inset log burner with granite hearth. Built in cupboard with shelving. Radiator.

Family Room

Fireplace with inset log burner with granite hearth. Large skylight. Double glazed doors and window to rear. Tiled floor with under floor heating. Open to:-

Kitchen/Dining Room

Range of wall and base units with Corian work surface above with floor to near ceiling cupboards on each side, one housing the fridge freezer and the other a Neff microwave and Neff electric oven. Large island





with breakfast bar and cupboards with Corian work surface. Inset sink unit with mixer tap. Neff four ring induction hob and Neff down draft extractor. Integrated Neff slimline dishwasher. Frosted double glazed window to side. Space for table and chairs. Double glazed bi-folding doors and double glazed window to rear. Tiled floor with under floor heating.

Utility Room

Wall units with marble effect work surface below. Space for washing machine and tumble dryer. Large built in cupboard with cupboard above. Skylight. Part frosted double glazed door to front. Tiled floor with under floor heating.

First Floor Landing

Double glazed window to side. Access to loft.

Bedroom One

Large double glazed window and double doors with Juliet balcony to rear. Double glazed window to front. Two skylights. Range of fitted wardrobes. Radiator.

Bedroom Two

Large double glazed window to front. Radiator.

Bedroom Three

Large double glazed window to rear. Radiator.

Family Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Frosted double glazed window to front. Tiled floor. Wall mounted heated towel rail.

Outside

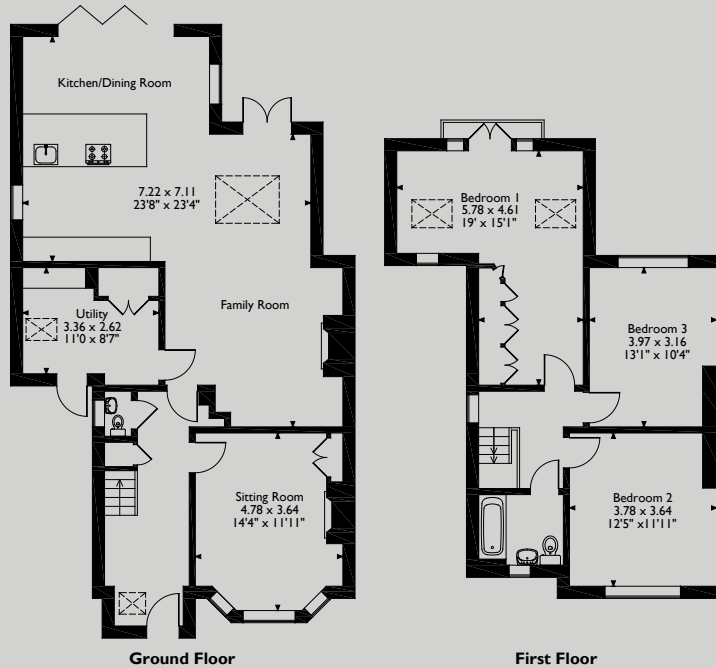
To the front, there is a brick paved area offering off road parking for several vehicles. The enclosed delightful low maintenance rear garden is South-West facing with a raised paved terraced area with steps down to artificial lawned area with stocked borders.

Property Information

The council tax is band E. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



37, Glan Aber Park, Chester Approximate Gross Internal Area 147 Sq M/1524 Sq Ft



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