



16 HOUGH GREEN

Chester

Rickitt
Partnership

Large semi detached home with separate annexe

Large Victorian semi detached house ♦ Four double bedrooms ♦ Three en-suites & separate shower room ♦ Four reception rooms ♦ Dining kitchen ♦ Walking distance into Chester city centre ♦ Separate self contained one bedroom annexe ♦ Large enclosed lawned rear garden ♦ Off road parking ♦ EPC D

Description

An elegant large Victorian four double bedroomed semi detached family house within a short walk of Chester city centre. This magnificent and well presented four storey property has four reception rooms and a separate self contained one bedroom annexe to the side. There is a large lawned garden to the rear with paved terraced areas and off road parking to the front.

Entrance Hall

Open staircase to first floor. Ornate coved ceiling. Staircase to lower ground floor. Built in cupboards housing meters. Radiator.

Sitting Room

Ornate feature open fireplace with marble surround, slate hearth and built in base cupboard to each side. Large box bay window to front. Ornate coved ceiling. Picture rail. Radiator.

Drawing Room

Ornate feature open fireplace marble surround, tiled hearth and fitted shelves with base cupboards to each side. Large bay window to rear. Coved ceiling. Picture rail. Radiator.





Study

Fitted double desks with storage. Double glazed window to rear. Radiator.

Lower Ground Floor

Hall

Part double glazed door to side. Radiator.

Cloakroom/Utility

Low level WC and hand wash basin with mixer tap and vanity unit below. Space for washing machine. Built in cupboard. Radiator.

Dining Kitchen

Range of base units with corian work surface above with Neff five ring induction hob and extractor fan above with storage cupboards either side. Floor to near ceiling unit with cupboards and drawers, integrated fridge, Neff coffee machine and Neff microwave. Floor to near ceiling unit with cupboards and drawers, with two Neff electric ovens. Large central breakfast bar island with corian work surface above, inset one and half bowl sink with Quooker tap, range of cupboards and drawers below, integrated Neff dishwasher and wine cooler. Fitted dining table with fitted sitting around. Large box bay with part double glazed double doors and double glazed window to rear. Large in walk pantry. Two radiators.



TV Room

Recess for TV, built in cupboard and large walk in storage room with window to side, gas fired boiler and hot water cylinder. Window. Radiator.

First Floor Landing

Open staircase to second floor. Coved ceiling. Radiator.

Bedroom One

Large double glazed window to rear. Radiator.

Walk in Dressing/Wardrobe Room

Fitted dressing table with drawers. Fitted chest of drawers. A range of hanging areas with shelving.

En-Suite Bathroom

Bath with mixer tap and separate hand held shower head, large walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Large double glazed window to rear. Wall mounted heated towel rail.

Bedroom Four

Large double glazed window to front. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part frosted window to front. Part tiled walls. Wall mounted heated towel rail.

Second Floor Landing

Range of fitted cupboards. Access to loft. Skylight.

Bedroom Two

Double glazed window to rear. Fitted wardrobe. Fitted desk. Radiator.

En-Suite Shower

Walk in shower, low level WC, hand wash basin with mixer tap and vanity unit below. Double glazed window to rear. Part tiled walls. Wall mounted heated towel rail.

Bedroom Three

Double glazed window to front. Fitted desk. Radiator.

En-Suite Shower

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





Separate Self Contained Annexe

A delightful and well presented one bedroom separate self contained annexe with its own entrance to the side of the house.

Living Area

Entrance door and double glazed window to side. Open to:

Kitchen Area

Range of base and wall units with marble effect work surface above and single sink drainer unit and mixer tap. Zanussi electric oven, Zanussi four ring electric hob with extractor fan above. Large double glazed window to rear and double glazed window to side.

Bedroom

Double glazed window to front. Radiator.

En-Suite Shower

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



Outside

To the front of the house is a gravelled area offering off road parking for several vehicles. There is a pedestrian gate to the side of the house leading to the annexe and rear garden. At the side of the property is a private Indian stone paved terrace area for the annexe. There is a lower ground cobbled area leading to a large storage room. A particular feature of this fine home is the large well kept rear garden. There is a large Indian stone paved terraced area leading off the rear of the house onto the large lawned garden. There is an Indian stone paved terraced area at the middle of the garden. To the rear, there is a detached garage, a landscaped rockery area and a raised paved terraced area with a garden open fireplace.

Property Information

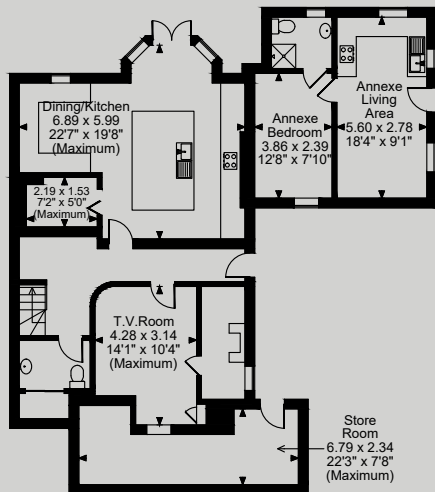
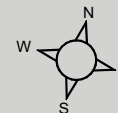
The council tax is band G. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



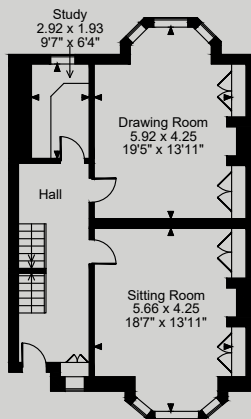


Floorplans

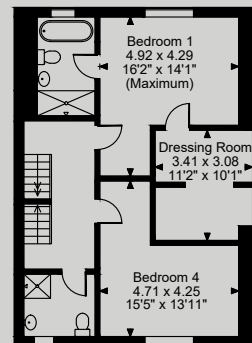
Hough Green, Chester
Approximate Gross Internal Area
Main House = 2996 Sq Ft/278 Sq M
Annexe = 311 Sq Ft/29 Sq M
Store = 146 Sq Ft/14 Sq M
Total = 3453 Sq Ft/321 Sq M



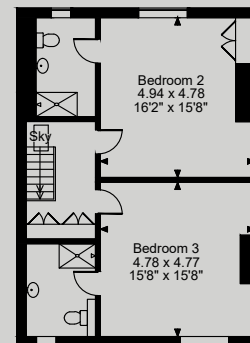
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.

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