

HUMPHREYS

ESTATE & LETTING AGENTS



QUARRY LANE, CHRISTLETON,
CHESTER, CH3 7AY

£300,000

2 BEDS | 1 BATHS | 1 LIVING

SALES

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COMMENT FROM SAM JOHNSON OF HUMPHREYS

Situated in the picture-perfect village of Christleton, this former school house stands proud within a conservation area of this most sought-after locale. It is well placed for a host of local amenities, including revered local schooling as well as a public house, easy access to Chester city centre and an abundance of countryside and canal side walks.

With stunning garden, a pathway leads to the front door of the property and provides a taste of what's to come. Once inside you will find an entrance leading through to the main accommodation. A living room lies to the front of the property, with rear aspect windows enjoying views of the garden. Beyond sits a well-appointed kitchen with a range of wooden units. You will also find a breakfast room.

On the first floor there are two bedrooms, the largest of which lies to the front of the property and plays host to built-in storage. There is a bathroom with a shower over the bath.

Externally, the garden lies to the rear of the property and is a most attractive feature of the home. The garden is designed with low maintenance in mind with a good-sized patio area, mature and well stocked borders and beautiful sandstone walls marking the boundary. A short walk from the property there is a carport with a slate roof which provides allocated parking for one vehicle.



The home is warmed by gas central heating and offers ready to move into accommodation for someone looking to live within the village of Christleton.

LAYOUT AND DIMENSIONS

Please refer to the floorplan

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

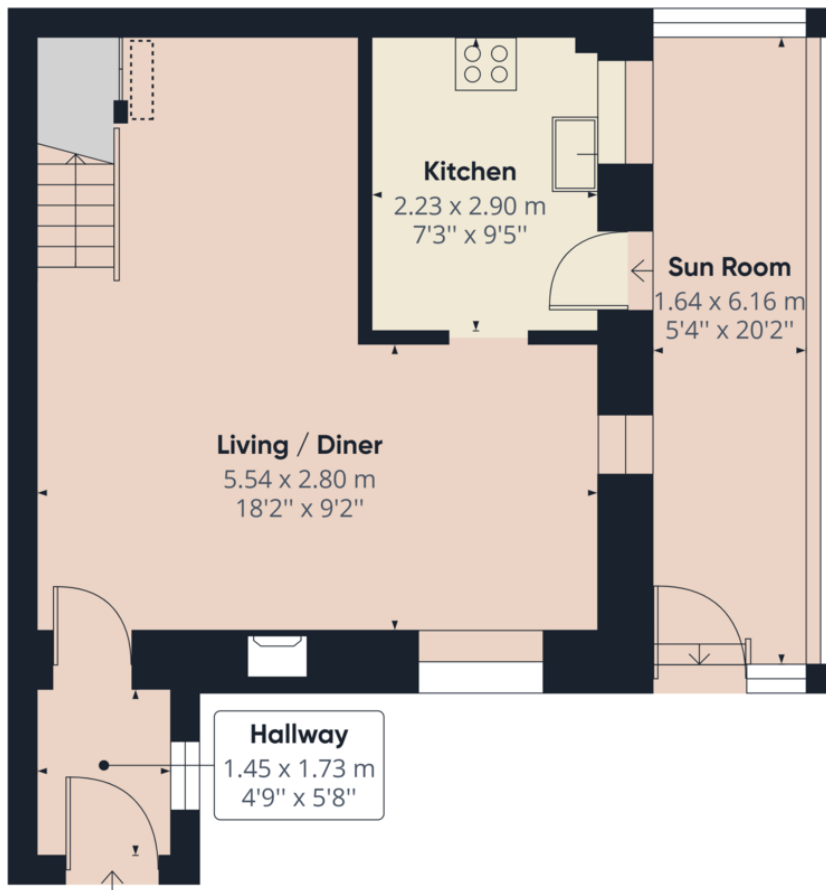
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









Ground Floor

Approximate total area⁽¹⁾

496.70 ft²
46.14 m²

Reduced headroom

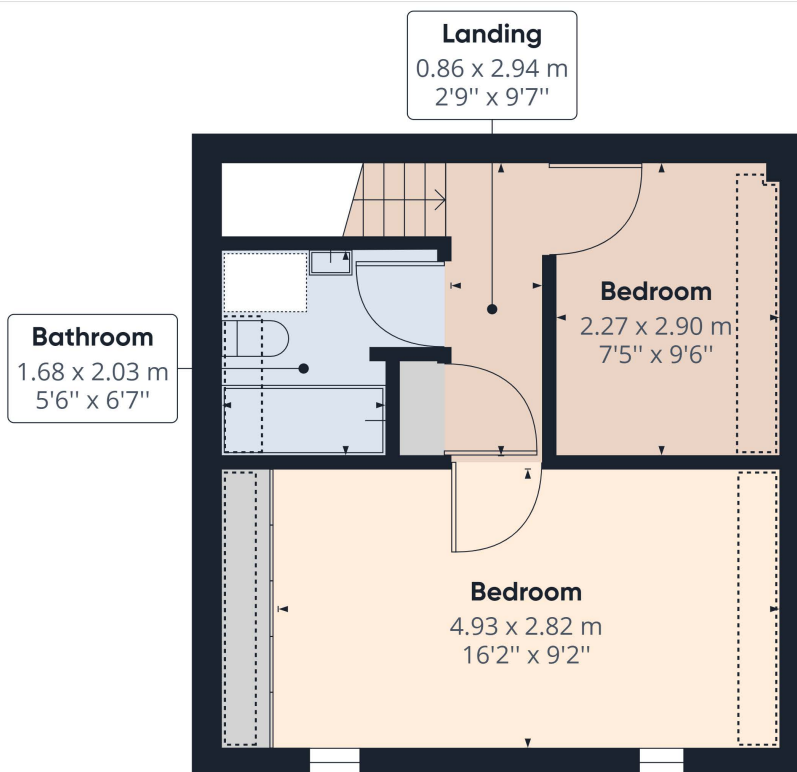
2.27 ft²
0.21 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

309.53 ft²
28.76 m²

Reduced headroom

39.65 ft²
3.68 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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