

HUMPHREYS

ESTATE & LETTING AGENTS



11 SPEEDWELL CLOSE, HUNTINGTON,
CHESTER, CH3 6DX

£227,500

2 BEDS | 1 BATHS | 2 LIVING

SALES

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We're delighted to bring to the market this two bedroomed mid terraced home located in the popular area of Huntington. The area is fondly viewed by those of all ages as it is well served by a range of amenities, schooling and there are easy links to the national road network enjoyed also. All in all the property represents a great opportunity for a buyer to apply their own cosmetic stamp and is offered with the added benefit of NO ONWARD CHAIN. Viewing is highly encouraged!

There is parking to front with space for two cars and there is an up and over door which provides access into the garage which provides a good storage space for the home. There is conversion potential of this area of the home into further living accommodation as some neighbouring homes have done, with any changes potentially subject to any necessary permissions/building consents being obtained. One enters the property into its Hallway where there is the staircase which leads to the first floor accommodation, a useful built-in storage cupboard and an internal door providing access into the garage. The Living / Dining room is an open plan arrangement, being spacious in offering and features a gas fire unit to the Living Area and to the Dining room there are sliding patio doors which provide access out to the rear garden. Completing the ground floor accommodation is the Kitchen which features an attractive range of shaker style wall, base and drawer units, work surfacing with an inset sink & drainer, four ring gas hob with stainless steel splash back screen over and extractor unit, built



under double electric oven and hob, and there is plumbing/space for further appliances.

The landing provides access to the two bedrooms, both featuring skylight windows and both with benefit of eaves storage space. Both of the bedrooms are well served by the Bathroom which features a three itemed suite which comprised pannelled bath with shower unit over, pedestal wash hand basin and low level WC.

Externally, the property has benefit of a private garden to rear enclosed by timber fencing and it features a paved patio area with low wall, a lawned section of garden and borders with shrubbery.

The property is connected to all mains services and GCH is installed.

LOCATION

DIRECTIONS

ACCOMMODATION

with approximate room sizes, briefly comprises:-

HALLWAY

6' 6" x 5' 9" (1.98m x 1.75m)

LIVING AREA

16' 5" x 12' 10" (5m x 3.91m)

DINING AREA

10' 9" x 7' 11" (3.28m x 2.41m)

KITCHEN

10' 3" x 8' (3.12m x 2.44m)

LANDING

5' 9" x 2' 8" (1.75m x 0.81m)

BEDROOM ONE

13' 1" x 8' 1" (3.99m x 2.46m) with a sloped ceiling

BEDROOM TWO

8' 4" x 7' 10" (2.54m x 2.39m) with a sloped ceiling

BATHROOM

7' 11" x 5' 5" (2.41m x 1.65m) with a sloped ceiling

GARAGE

16' 11" x 8' 2" (5.16m x 2.49m)

EPC RATING

Awaited

TENURE

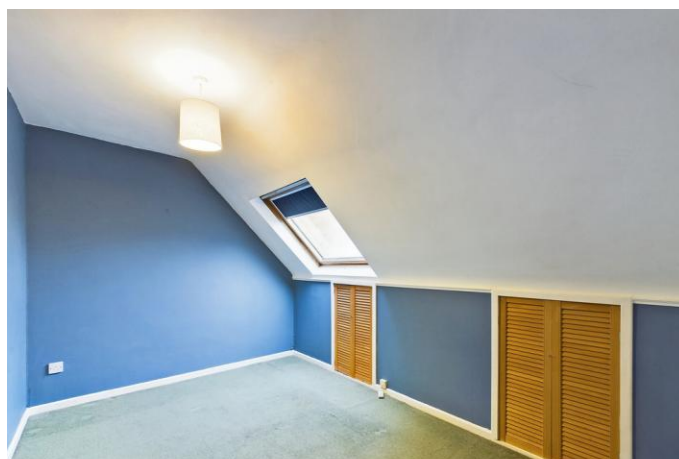
The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

COUNCIL TAX

Cheshire West and Chester Council - Band B

VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.



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.

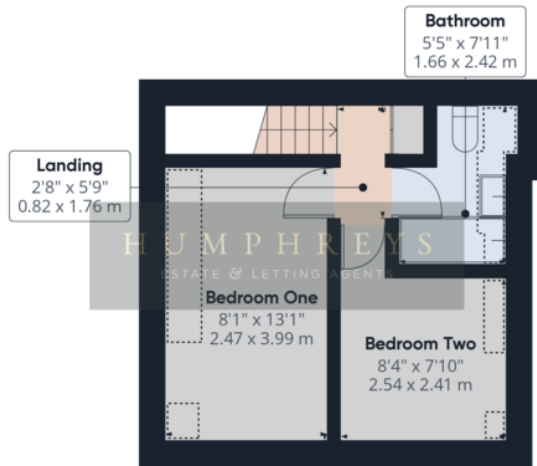
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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





Ground Floor



Floor 1

Approximate total area[§]

783.11 ft²
72.75 m²

Reduced headroom

39.93 ft²
3.71 m²

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.

GIRAFFE360



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