



## St Marks Road, Saltney

£275,000

EPC rating U







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Approached by its private block paved driveway that provides off-road parking comfortably for two cars, the home is entered via an attractive double glazed composite door and there is gated access enjoyed alongside the home which leads to the rear garden.

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The Hallway provides into the Living Room, which is an independent reception room and a door links into the impressive open plan Kitchen Diner. A fabulous room with plenty of natural light coming in from the bi-folding doors which link out into the garden. There is a range of fitted units with work surfacing over which extends to a breakfast bar, and upon entry into the room there is a utility area with plumbing for washing machine. A downstairs WC is positioned off.



The first-floor landing features a spindled balustrade and from here there is access provided into two of the bedrooms on offer within the home, and a Bathroom which is equipped with a four itemed white suite, and its serves both of the bedrooms on this floor. Bedroom Two is positioned to the rear, spanning the full width of the property and offers an outlook over the rear garden, and Bedroom Three is currently used as a walk-in dressing room by our client.





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From the landing is a further staircase and this leads to the second floor which accommodation which is laid out as principal bedroom suite. The Bedroom area is of a good-size and features a walk-in storage area and there are two roof lights to the sloped part of the ceiling. Completing the offer here is the En-Suite Shower Room which features a three itemed white suite comprising shower tray with screened enclosure, wash hand basin with cabinet below and a WC.

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Externally, there is gated access into the rear garden, being of a good size and it features an Indian stone paved patio area and then a lawned garden thereafter. At the foot of the garden is a detached outbuilding which offers a wide variety of uses. It could be a games room or gym, or even a work from home space. It features UPVC double glazing, power and lighting and there is a WC/Cloaks off which really is an added bonus.

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## Need to know

- Modern Three Storey Home
- Popular Location within easy travelling distance of Chester city Centre and Business Park
- Private Driveway
- Good-sized gardens to rear with detached outbuilding
- Spacious Open plan Kitchen Diner with Bi-folding doors
- Private En-suite Shower Room to Main Bedroom



Interested?

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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.
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.
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