



Sealand Road, Chester

£190,000

EPC rating: E
Tenure: Freehold
Council Tax Band: B





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A home which is sure to catch the eye of many a buyer, this much-loved property offers a neutral presentation throughout, and benefits from a single storey extension to the rear which provides a ground floor footprint of two independent reception rooms in addition to a good-sized Kitchen. There is the added benefit of a detached garage to the rear which offers great storage space, and the rear aspect view is extremely favourable and can only truly be enjoyed upon viewing.

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Located along Sealand Road, a most convenient situation being within 10 minutes travelling distance of Chester city centre, on a main bus route and also within walking distance of the Greyhound Retail Park, with a range of shopping and retail outlets. The property is also within easy commutable distance of North Wales and the A55 North Wales expressway.



The hallway features stairs off to the first-floor landing, and a door which links through into the Living Room, with its large bay window and attractive fireplace to the chimney breast. The Dining Room spans the full width of the home to the rear, with the Kitchen extension positioned off with a good range of fitted units and work surfacing.



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The first-floor landing provides access to the two bedrooms which are on offer, both of which feature fitted wardrobes with sliding mirrored glass doors. The main bedroom is notable in size, and both bedrooms are well served by the spacious Shower Room which is a fully tiled room and features a three itemed white suite. Also from the landing is access into the part-boarded loft via a drop-down ladder.

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The property is approached by its gated, block paved driveway which provides parking comfortably for two vehicles. A side gate leads to the rear garden which is low maintenance in style featuring a patio area and a border with slate chippings, a detached garage and there is an open outlook over fields.

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Need to know

- Extended semi-detached property in a popular and convenient location
- Open aspect views of fields to rear
- Excellent transport links enjoyed into Chester and North Wales
- Private gated driveway to front, with low maintained gardens and detached garage to rear
- Gas Central Heating and Double glazing installed



Interested?

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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so 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.
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 appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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