



Poplar Court, Chester CH4 0FP

Offers In Excess Of £210,000

Situated in the extremely sought after area of Penyffordd, this modern contemporary 3 storey house is ideal for a family home. It has one of the best Energy Performance Certificates, meaning low running costs. The property is a leasehold property with 245 years still remaining on the lease. It has a fully enclosed rear garden which is ideal for children and dogs.

The property briefly comprises of; Entrance hallway with doors leading to the kitchen diner and stairs to the first floor. Spacious kitchen/diner leading through to a large lounge. French doors lead out into the rear garden. There is also a downstairs toilet. First Floor has 2 bedrooms and a family bathroom and then the second floor houses the spacious master bedroom and the en-suite.

- Full UPVC Double Glazing throughout
- Desirable location
- Fully enclosed rear garden, ideal for children or dogs
- Fully fitted alarm system
- Spacious accommodation
- Very low running costs
- Viewing is recommended
- Off road parking for 2 vehicles



Hallway

Part opaque glazed front door which allows for ample light, leads into the hallway. Single radiator. Carpeted. House alarm panel. Thermostat control for central heating. Stairs leading to first floor.

Kitchen/Diner

5.50 x 2.92 (18'0" x 9'6")

Fully tiled floor. Double radiator. Ceiling mounted lighting bar x 2. Electric hob and oven with extractor fan above. Built in refrigerator and freezer. 1 & 1/2 stainless steel sink with draining board. Plumbing for washing machine. Window to front. Ideal combination boiler.

Lounge

4.28 x 4.0 (14'0" x 13'1")

This very bright and spacious room is fully carpeted. Terrestrial and satellite TV points. Double glazed UPVC french doors with additional glazed panels either side, leads out into the rear garden.

Downstairs Toilet

1.62 x 0.93 (5'3" x 3'0")

Fully tiles floor. Low level WC. Handbasin with splash back tiles. Single radiator. Extractor fan.

Bedroom 1

3.79 x 3.97 (12'5" x 13'0")

Carpeted. Single radiator. Pendant light. TV and telephone points. Fully fitted high gloss white wardrobes. Window to rear.

Family Bathroom

2.05 x 1.85 (6'8" x 6'0")

Full sized bath. Low level WC. Handbasin with splash back tiles. Electronic shower over the bath with glass shower enclosure. Walls around bath are fully tiled. Wood laminate flooring. Extractor fan. Pendant light. Radiator.

Bedroom 2

3.40 x 1.90 (11'1" x 6'2")

Carpeted. Window to the front. Radiator. Pendant light

Landing

Fully carpeted landing and stairs. Window to the front and on the second floor one to the side which makes this area very bright and airy.. Pendant lights.

Master Bedroom

4.39 x 3.40 max (14'4" x 11'1" max)

Carpeted. Radiator. Windows to rear. Fully fitted wardrobes. Loft access. Pendant light.

En-suite

3.01 x 2.84 (9'10" x 9'3")

Large shower cubicle with an electronic shower. Low level WC. Handbasin with splash back tiles. Wood laminate effect flooring. Opaque window to the front. Double radiator. Pendant light. Extractor fan

Rear Garden

11 x 7 (36'1" x 22'11")

Fully enclosed garden which is laid part to lawn and part to patio. At the far end there is a low maintenance raised bed utilising railway sleepers and has a host of shrubs. There is access to the side through a gate. Full timber clad fencing surrounds the garden, making an ideal garden for children or dogs. There is also a garden shed and a water butt.

Viewing

Viewing is by appointment only through Monopoly Buy Sell Rent Chester office on 01244-560610.

Please note that whilst we endeavour to make all of our marketing descriptions fair and accurate, these can only be considered as a guide. If there is anything that you wish further details or guidance on, we will be only too pleased provide answers to specific queries.



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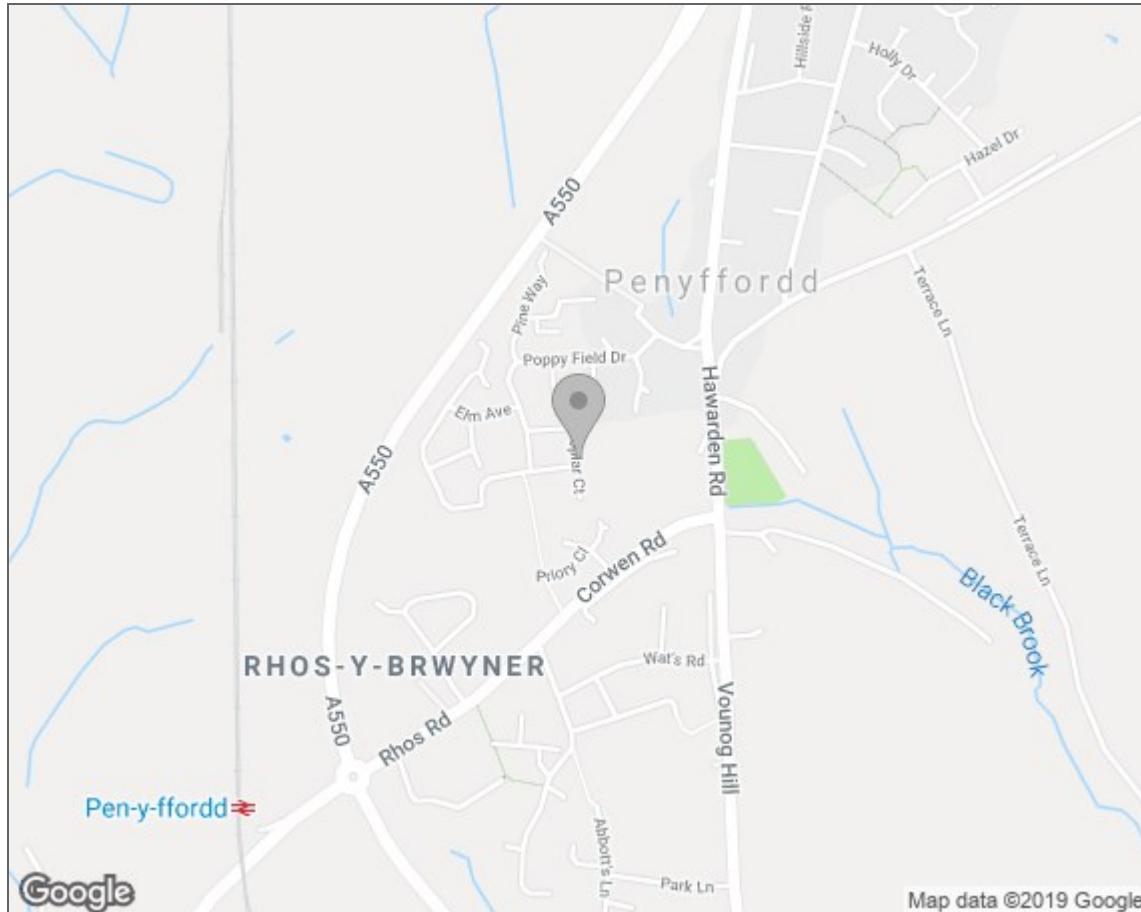
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A	95		(92 plus) A	97	
(81-91) B	85		(81-91) B	88	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

