



DOUGLAS BUTLER

ESTATE AGENTS



11 Leyland Drive, Chester, CH4 0BG

£260,000



LOOKING FOR A THREE BED SEMI WITH A LARGE LIVING ROOM AND GARDEN? LOOK NO FURTHER. Boasting a blend of modern comforts and traditional charm, this three bedroom semi-detached offers a delightful living experience for families and professionals alike. As you enter you'll be greeted by an inviting hallway providing access to a larger than average living room which has patio doors leading to the garden and feature bay window allowing the natural light to flood every corner of the room. The ground floor also benefits from a well proportioned kitchen with ample storage and worktop space. Adjoining the kitchen is a dining area which features a large window overlooking the rear garden, the perfect spot for your morning coffee or evening meal. To the first floor, this home briefly comprises of a tiled family bathroom and three tastefully appointed bedrooms with space for additional furniture and furnishings. Outside upon approach, you'll discover a driveway suitable for multiple cars and to the rear, a garden that has been thoughtfully landscaped to allow the different sections to flow seamlessly, consisting of a patio area, laid lawn, garage and an additional area which can be used for parking, additional storage or another sitting area. Located in Saltney with excellent amenities on your doorstep including a range of local shops, Broughton retail park a short drive away, close access to motorway links, catchment of well regarded schools & Chester City less than 10 minutes away. Give us a call and arrange your viewing today.

- LARGE LIVING ROOM
- TAX BAND C
- OFF ROAD PARKING
- GENEROUS REAR GARDEN
- THREE BEDROOMS
- A MUST VIEW!



Watergate House, 85 Watergate Street Chester, CH1 2LF

Tel: 01244 563155 | Email: info@douglasbutler.co.uk | www.douglasbutler.co.uk