



**DOUGLAS BUTLER**

ESTATE AGENTS



## 6 Hurlestone Close

Chester, CH2 4DX

**£400,000**



4



3



2



D

# 6 Hurlestone Close



## Description

TAKE A LOOK AT THIS IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME. Mickle Trafford is a beautiful village offering a range of exceptional local amenities, catchment for well regarded schools, close access to motorway links & Chester city around a 10/15 minute car journey away. If you are on the hunt for a spacious home perfect for your growing family, then stop the search as this one is for you. Tucked away in the corner of a peaceful cul-de-sac. Upon entering you are greeted with a hall having stairs leading to the first floor and doors leading into the living accommodation. The lounge is spacious in size and enjoys a large bay window to the front elevation. The open plan aspect to the dining area at the rear allows for a fantastic environment for family living and entertaining, whilst the internal door leading to the third reception room situated within the extension, offers fantastic versatility whether it be a playroom, snug or office. The kitchen/dining room is a great size and offers a comprehensive arrangement of wall and base units, with integral appliances and space for an American style fridge/freezer. A separate utility room leads off providing space for white goods,

- A BEAUTIFUL FOUR BEDROOM EXTENDED DETACHED HOME TUCKED AWAY IN A CUL-DE-SAC
- AN IMPRESSIVE OPEN PLAN KITCHEN/FAMILY ROOM ENJOYING GARDEN VIEWS
- GAS HEATING
- OFF ROAD PARKING AND A PRIVATE REAR GARDEN
- SCOPE FOR FURTHER IMPROVEMENT SUBJECT TO THE RELEVANT PERMISSIONS
- DO NOT MISS OUT - A MUST VIEW!





# Floor Plan

**Ground Floor**

- Living Room: 17'1" x 10'10" (5.23 x 3.31 m)
- Dining Room: 15'2" x 10'1" (4.64 x 3.08 m)
- Kitchen: 10'7" x 10'2" (4.67 x 4.67 m)
- Laundry Room: 9'4" x 5'0" (2.87 x 1.69 m)
- WC: 2'11" x 5'0" (0.90 x 1.69 m)
- Hallway: 15'10" x 3'3" (4.84 x 1.07 m)
- Living Room: 11'8" x 10'0" (3.56 x 3.06 m)

**Floor 1**

- Bedroom: 12'9" x 10'2" (3.91 x 3.12 m)
- Bedroom: 10'5" x 10'1" (3.18 x 3.09 m)
- Bedroom: 11'7" x 10'0" (3.54 x 3.05 m)
- Bedroom: 11'5" x 8'0" (3.49 x 2.40 m)
- Bathroom: 4'9" x 6'0" (1.47 x 1.99 m)
- Bathroom: 5'0" x 6'5" (1.52 x 1.99 m)
- Landing: 2'8" x 7'2" (0.83 x 2.28 m)
- Landing: 12'4" x 3'2" (3.76 x 0.97 m)

**Approximate total area<sup>(1)</sup>**

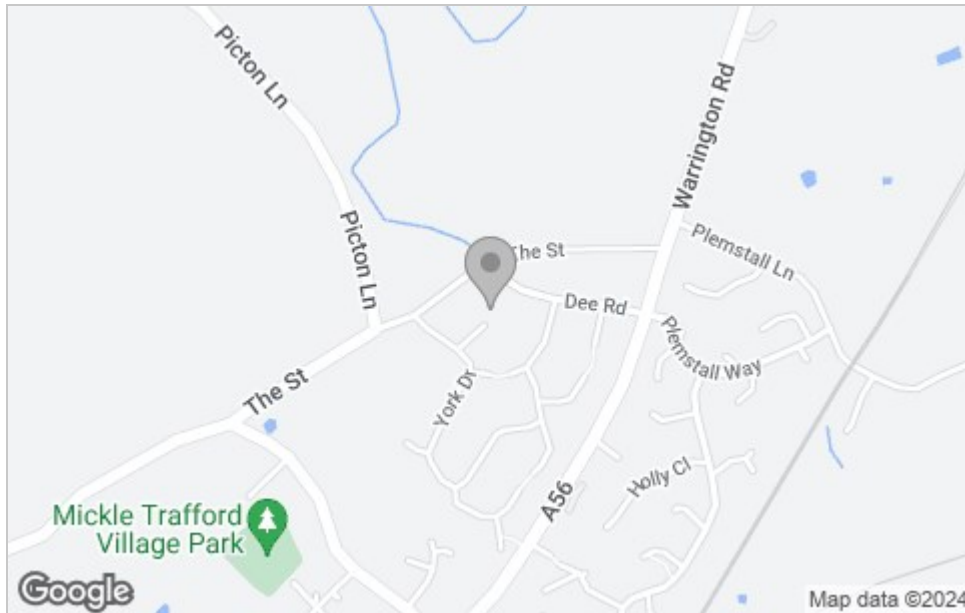
1369.52 ft<sup>2</sup>  
127.23 m<sup>2</sup>

(1) Excluding balconies and terraces

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

## Area Map



## Viewing

Please contact our Douglas Butler Sales Office on 01244 563155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.