



20 Woodfields

Christleton, Chester, Cheshire, CH3 7AX

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Guide Price - £300,000

****Sold with the tenant in situ****

This spacious three bedroom semi detached house is located in the highly sought after Cheshire village of Christleton. The property boasts generous living accommodation, sizable gardens, and off road parking. The ground floor features an entrance hall, lounge, dining kitchen, utility room, and a WC. On the first floor, there are three bedrooms and a shower room. Externally, the house is set back from the road in an elevated position, offering driveway parking. There is a small front garden and a large, paved rear garden with stocked fruit trees.

LOCATION

Christleton is a popular village on the outskirts of Chester, just a short drive from neighbouring villages Waverton, Rowton, and Tattenhall. The village offers a range of amenities, including a sports centre with a swimming pool, a newsagent, a parish hall, and local pubs such as the Ring O' Bells, the Cheshire Cat, and The Plough. A large pond, known as "Christleton Pit," is a local attraction, drawing children and wildlife enthusiasts from the village and surrounding areas.

For education, Christleton High School provides secondary education and serves other suburban areas of Chester. The village also has a primary school. Commuters will appreciate the convenient access to the M53 and M56 motorways, as well as the A55 North Wales Expressway, connecting to major commercial centres in the North West and along the North Wales coastline.

EPC RATING – D

TENURE – Freehold.

SERVICE – Mains gas, water, electric & drainage.





ACCOMMODATION ENTRANCE HALL

Double glazed door through to the entrance hall, with stairs to the first floor landing, radiator, door to rear porch, storage cupboard, WC and utility room.

PORCH

Window and door access to rear garden. **WC** with a WC and wash hand basin. **UTILITY** With two windows to front, space for white goods. Former coal house, now utilised as a store.

LOUNGE

An 'L' shaped lounge having double glazed windows to both front and rear, tiled fireplace, storage cupboard, two radiators.

DINING KITCHEN

Wall base and drawer units, single drainer sink unit, electric oven, gas hob, extractor, plumbing for a washing machine and dishwasher, storage cupboard, wall mounted central heating boiler, double glazed windows to side and rear.

FIRST FLOOR LANDING

Double glazed window, radiator, airing cupboard with the hot water tank.

BEDROOM 1

Double glazed window to rear, radiator.

BEDROOM 2

Double glazed window to rear, radiator.

BEDROOM 3

Double glazed window to front, radiator.



BATHROOM

Shower cubicle, electric shower, WC and vanity wash hand basin, radiator, double glazed window.

OUTSIDE

Externally, the house is set back from the road in an elevated position, offering driveway parking. There is a small front garden and a large, paved rear garden with stocked fruit trees.

FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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