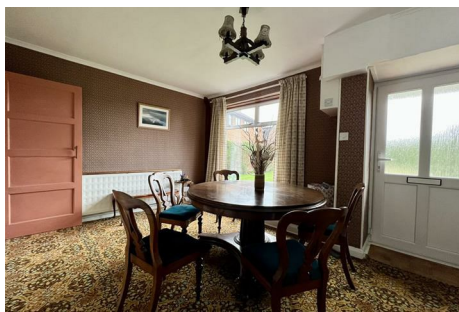


HADLEY HOMES



Ballydermot. Newton Hall Court Plas Newton Lane

. Chester. CH2 1JP

What an opportunity, this detached home is a hidden gem! Tucked away in the heart of Newton, the plot is a fantastic size and there is an abundance of parking available along with a detached garage. There are three large reception rooms on offer along with three double bedrooms and plenty of storage. The property benefits from double-glazed windows throughout along with gas central heating. Throughout the property, you will take note of the natural light that streams through the large windows and there is both a large garden to the front and rear of the property allowing for further development if desired (STPP).

Asking price £399,950

Ballydermot, Newton Hall Court Plas Newton Lane . Chester, CH2 1JP



- Detached family home
- Substantial plot
- Three generous sized bedrooms
- Energy Performance Rating E
- Tucked away in a quiet location
- Three reception rooms
- Bathroom and separate WC
- Abundance of parking along with a detached garage
- Spacious kitchen with plenty of storage
- No onward chain

Dining Room

17'5" x 10'11" (5.31 x 3.34)

Kitchen

14'1" x 10'0" (4.30 x 3.05)

Lounge

11'3" x 14'6" (3.44 x 4.42)

Office/Playroom

11'5" x 5'6" (3.50 x 1.69)

Inner Hallway

3'7" x 10'8" (1.11 x 3.26)

Landing

17'7" x 10'11" (5.38 x 3.34)

Bedroom

11'6" x 15'1" (3.52 x 4.62)

Bedroom

12'6" x 11'1" (3.82 x 3.38)

Bedroom

10'4" x 7'0" (3.15 x 2.14)

Bathroom

6'7" x 9'6" (2.01 x 2.90)

WC

3'2" x 6'4" (0.99 x 1.95)

Garage

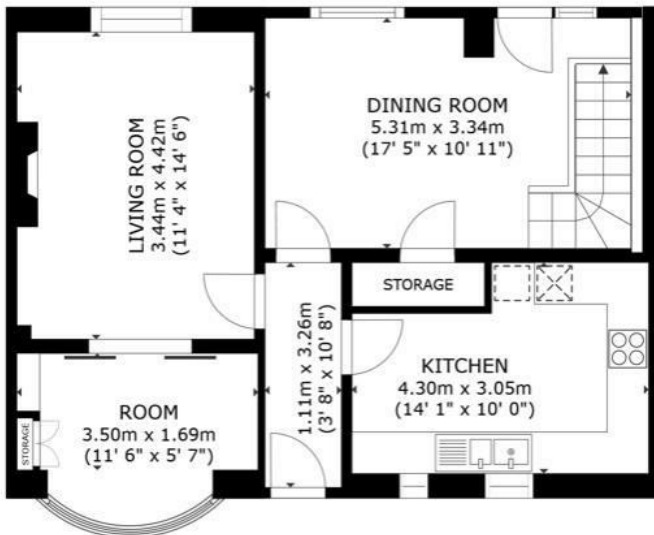
Outside



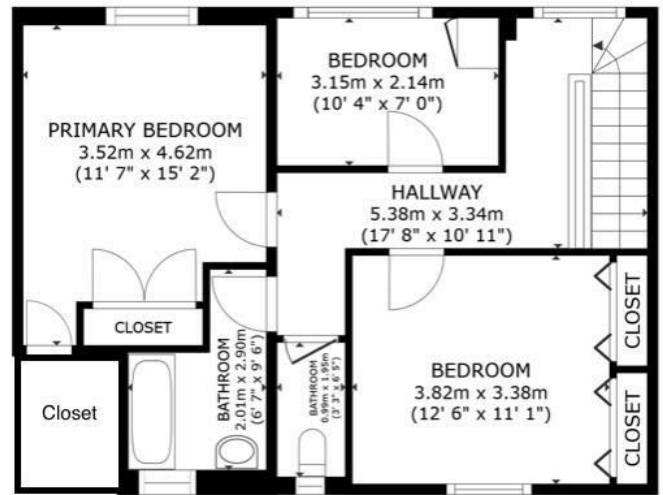
[Directions](#)



Floor Plan



GROUND FLOOR



FLOOR 1

HADLEY HOMES

GROSS INTERNAL AREA
 GROUND FLOOR 60.4 m² (650 sq.ft.) FLOOR 1 57.1 m² (615 sq.ft.)
 TOTAL : 117.4 m² (1,264 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	