







### Property Description

**\*\*NO CHAIN\*\*** An impressively spacious 4 bedroom family home in the heart of Wylde Green, with stunning original features throughout and tons of potential for future developments. Being just 0.2 miles from Wylde Green high street and 0.4 miles from Chester Road train station, this superbly located property has an abundance of local amenities within a short commute. Highly sought after primary and secondary schools can all be found within a 2 mile radius of this stunning home. Wylde Green primary being just a 5 minute walk As you enter into the property through the incredible stained glass wooden front door, you're met with stunning original features in the open hallway, comprising of wooden beams to the roof, picture rails and coving to the walls and a fantastic oak staircase leading up to the bedrooms. The property features a great sized front living room overlooking the beautiful driveway through bay windows, a separate dining room to the rear with access to the garden and a generously sized open plan kitchen with appliances throughout. From the kitchen, we enter into a stunning back garden with hedge perimeter, set away from the neighbouring houses to the rear, creating a private feel to the space. On the first floor, we find 3 great sized bedrooms, all featuring those lovely original features and quirks. The main family bathroom with separate WC is accessed from the landing, as well as multiple built in cupboard spaces for additional storage. **VIEWINGS HIGHLY RECOMMENDED.**

### Entrance Hallway

Access via a single glazed wooden front door and then via a stained glass wooden door into the entrance hallway. The entrance hall has all original beams to the ceiling and picture rails to the wall, coving to ceiling and built in understairs cupboard space offering excellent storage. Doors lead to family lounge, the dining room, the kitchen and access to the guest WC, stairs lead to the first floor landing.

### Family Lounge

11' 11" x 11' 6" plus the bay ( 3.63m x 3.51m plus the bay )

Having double glazed front facing bay window overlooking the driveway, radiator to bay plus another radiator to wall, gas fireplace and original features which include the beams to ceiling and picture rails to the walls.

### Dining Room

12' 5" x 10' 11" maximum, plus bay window ( 3.78m x 3.33m maximum, plus bay window )

Having rear facing double glazed window and double glazed door leading to the rear garden, radiator to wall and space for a dining table and chairs.

## Kitchen

17' 3" x 11' 11" ( 5.26m x 3.63m )

Being an open plan kitchen/diner comprising integrated cupboards offering excellent storage, space for a free-standing electric hob and oven, space for a fridge/freezer, space for a washing machine, space for a tumble drier, a built-in pantry, radiator to wall and access through to the lean to via a single glazed door.

## Lean-To/Utility Area

36' 3" x 4' 1" ( 11.05m x 1.24m )

Having access to the rear garden, access to the front driveway and built-in cupboard space which features the boiler.

## Guest WC

Having a low level flush WC, hand wash basin and a frosted window.

## First Floor Landing

Having a single glazed stained glass window, radiator to wall and built-in storage cupboard all accessed via the original oak staircase, original features include picture rails. Access into bedrooms 1, 2, 3 and the family bathroom.

## Bedroom 1

11' 11" x 11' 7" ( 3.63m x 3.53m )

Front facing double glazed window overlooking the driveway, fitted wardrobes, radiator to wall and picture rails throughout

## Bedroom 2

12' 10" x 12' 1" ( 3.91m x 3.68m )

Front facing double glazed window overlooking the driveway, space for wardrobes, radiator to wall and picture rails.

## Bedroom 3

12' 5" x 10' 11" maximum plus the bay (3.78m x 3.33m maximum plus the bay )

Rear facing double glazed window overlooking the rear garden, radiator to wall and picture rails throughout

## Wet Room

Briefly comprising a walk-in shower area, with shower over, wash hand basin, frosted window, towel warmer radiator to wall and built-in airing cupboard.

## Separate WC

Having a low level flush WC and frosted window.

## 2nd Floor Landing

## Bedroom 4

11' 6" x 8' 11" ( 3.51m x 2.72m )

A rear facing bedroom, a previous loft conversion comprising built-in cupboard space and radiator to wall.

## Outside Front

Featuring a tarmac front driveway offering ample off-road parking and a small front garden laid to lawn with hedged perimeter.

## Rear Garden

Benefiting from a block paved patio area however, the garden is mostly garden laid to lawn with fencing around perimeter, wooden shed to the rear, various plants and shrubs. The garden is set back from the properties at the rear giving a sense of privacy.







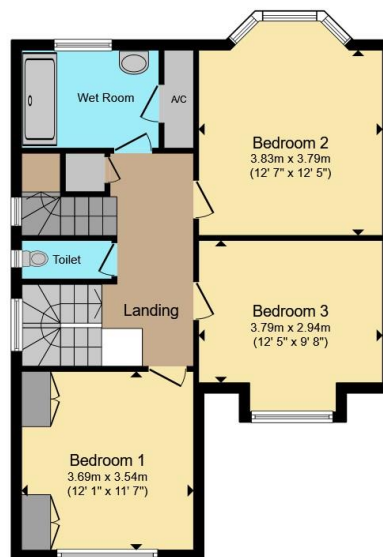








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 159.6 m<sup>2</sup> (1,718 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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