

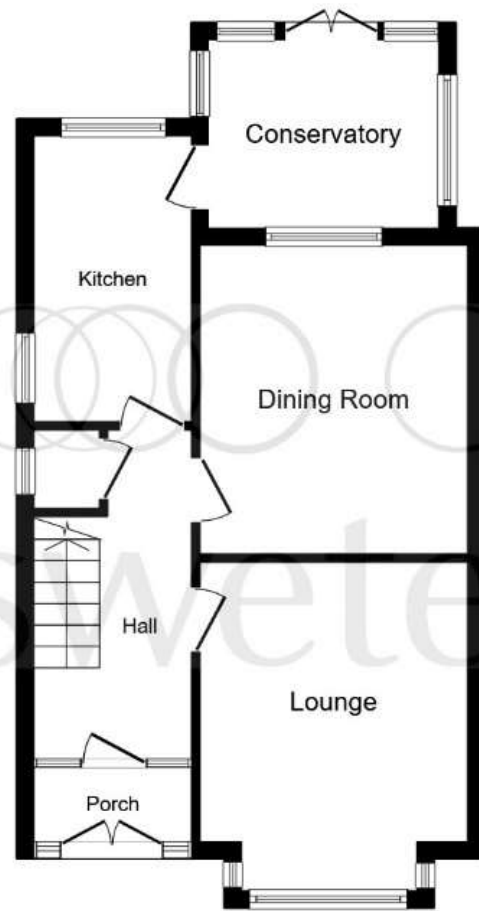


Sandon Road, Newton, Chester CH2 2ER

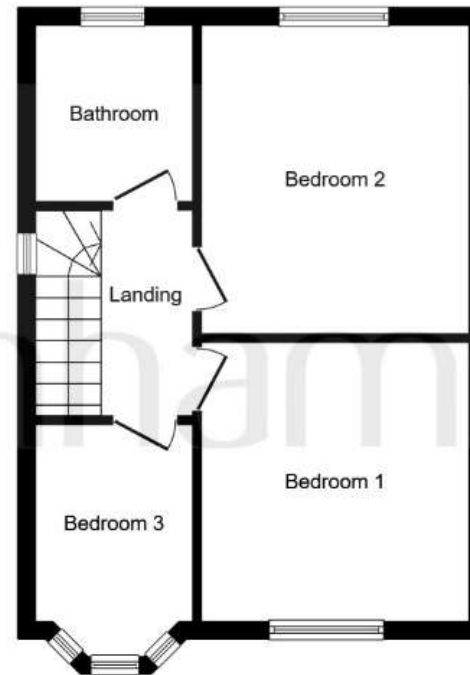
welcome to
Sandon Road, Newton, Chester

VIEWING IS A MUST! In a GREAT LOCATION close to local amenities and SCHOOLS, this 3-bedroom semi-detached house benefits from front and rear GARDENS, a CONSERVATORY and driveway PARKING.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

With tiled flooring, and a door leading into the Entrance Hall.

Entrance Hall

With stairs leading to the first floor landing, understairs storage, and doors leading into the Lounge, Dining Room and Kitchen.

Lounge

13' 4" x 10' 8" max (4.06m x 3.25m max)
With a bay window to the front elevation, electric fire, radiator, and carpet flooring.

Dining Room

10' 7" x 12' 3" max (3.23m x 3.73m max)
With a window to the rear elevation looking into the Conservatory, fireplace with tiled hearth and surround, and carpet flooring.

Conservatory

8' 8" x 7' 5" max (2.64m x 2.26m max)
With French doors leading out to the rear of the property, vinyl flooring, and a door leading to the Kitchen.

Kitchen

11' 4" x 6' 1" max (3.45m x 1.85m max)
Fitted with a range of wall, base and drawer units with complementary work surfaces, 1.5 bowl stainless steel sink and drainer with mixer tap, electric oven and hob with extractor hood over, tiled floor, windows to the side and rear elevations, and a door leading into the Conservatory.

First Floor Landing

With a window to the side elevation, carpet flooring, loft hatch (not boarded), and doors leading to bedrooms and bathroom.

Bedroom One

11' 2" x 10' 8" max (3.40m x 3.25m max)
With a window to the front elevation, and a radiator.

Bedroom Two

12' 6" x 10' 8" max (3.81m x 3.25m max)
With a window to the rear elevation, carpet flooring, and a radiator.

Bedroom Three

6' 3" x 7' 11" max (1.91m x 2.41m max)
With a bow feature window to the front elevation, boarded floor, and a radiator.

Bathroom

Comprising cast iron bath with original claw feet, WC and wash hand basin with complementary part tiled walls, ladder-style radiator, airing cupboard, and a window to the rear elevation.

Outside**Front**

Mainly laid to lawn with driveway parking.

Rear

A private rear garden with an open aspect, mainly laid to lawn with a paved area, and a metal garden shed.



view this property online swetenhams.co.uk/Property/CHS117494



welcome to

Sandon Road, Newton, Chester

- A 3 Bedroom Semi-Detached Home
- Great Location close to local amenities and schools
- Conservatory
- Front and Rear Gardens
- Driveway Parking

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online [swetenhams.co.uk/Property/CHS117494](https://www.swetenhams.co.uk/Property/CHS117494)



Property Ref:
CHS117494 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk