



**Peel Crescent, Ashton Hayes, Chester CH3 8DA**

**welcome to**

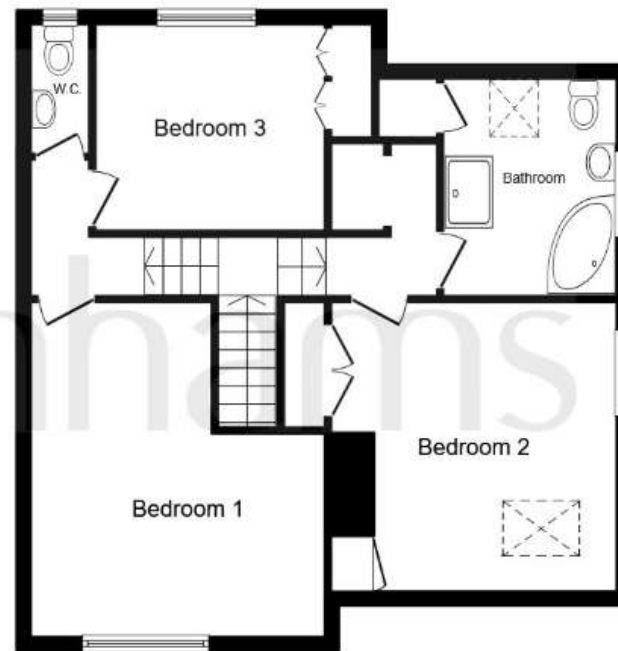
**Peel Crescent, Ashton Hayes, Chester**

This EXTENDED and beautifully presented 3-bedroom SEMI-DETACHED home is set in a quiet and highly-regarded VILLAGE LOCATION and benefits from a CONSERVATORY, utility room, beautiful landscaped GARDENS, driveway PARKING and integral GARAGE. Council Tax Band: C





**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](http://www.focalagent.com)

### **Entrance Hall**

A uPVC double-glazed front door with stained glass decorative insert and matching panel adjacent, attractive timber flooring with stripped timber skirting boards, staircase rising to the first floor, understairs storage cupboard, opening into the Lounge with a door leading into the Kitchen/Dining Room.

### **Lounge**

18' x 11' max ( 5.49m x 3.35m max )

A gorgeous light room, open plan from the hallway with continuation of the timber flooring, dual-aspect, uPVC double-glazed windows to the side overlooking the gardens, a uPVC double-glazed bow window to the front with deep display cill, top vent windows with decorative stained glass inserts, a central chimney breast with inset multi-fuel stove fitted with a marbled hearth and a radiator.

### **Kitchen/Dining Room**

17' 1" x 9' 4" max ( 5.21m x 2.84m max )

With timber-effect flooring fitted throughout, this stunning open-plan kitchen/dining room has a very extensive range of modern shaker-style kitchen units, both wall and base, with timber-effect work surfaces fitted with drawers and cupboards units underneath; a two-tone colour scheme with wall units to include glass-fronted display cabinets, shelves, and open-fronted storage. Inset glass-topped hob with five rings and chromed extractor over, integral double oven and grill combination unit, integral fitted microwave and warming drawer, 1.5 bowl ceramic sink and drainer unit with mixer tap over, built-in larder fridge and dishwasher, a uPVC double-glazed window overlooking the rear gardens, recessed ceiling spotlights, ample space for a dining table and chairs, a door leading into the Utility Room, and a wide opening leading into the Conservatory.

### **Conservatory**

11' 8" x 8' 3" max ( 3.56m x 2.51m max )

A lovely, light, extended living space with continuation of the timber flooring, underfloor electric heating, dwarf walls, and a UPVC double-glazed conservatory surround with vaulted pitched glazed roof, French doors opening to the rear terrace and garden with lovely views over same.

### **Utility Room**

9' 6" x 8' 11" max ( 2.90m x 2.72m max )

With a contemporary tiled floor, a range of fitted base units, stainless steel sink and drainer unit with mixer tap over, a further working surface with drawers and cupboards underneath, space and plumbing for a washing machine, tumble dryer, freezer, etc, wall-mounted Worcester gas-fired combi boiler for central heating and domestic hot water, a uPVC double-glazed window with attractive views over the rear garden, a uPVC part-glazed door to the side garden, and a door leading into the Cloakroom/WC.

### **Cloakroom/WC**

Recently fitted with a low-level dual-flush WC, fitted hand wash basin, tiled floor to match the utility room, complementary wall tiling, recessed ceiling spotlight, and a window to the rear elevation.

### **First Floor Landing**

Staircase rising from the ground floor, with doors leading to all bedrooms and the bathroom.

### **Bedroom One**

13' 9" x 14' 11" max ( 4.19m x 4.55m max )

A large and light L-shaped bedroom with a uPVC double-glazed window to the front with an attractive view.

### **Secondary Landing**

With storage and display shelving.

### **Bedroom Two**

12' 6" x 10' 4" max ( 3.81m x 3.15m max )

A stunning large double room with a window to the front with integral blinds, and a uPVC double-glazed window to the side, a range of built-in wardrobe cupboards with hanging space and shelving, and a radiator.

### **Bedroom Three**

10' 7" x 9' 5" ( 3.23m x 2.87m )

A generous-size double bedroom with an extensive range of fitted wardrobe cupboards with hanging space and shelving and overhead storage, a uPVC double-glazed window to the rear, and a radiator.

### **Bathroom**

A luxury, contemporary five-piece bathroom suite consisting of a white corner bath, separate shower cubicle, hand wash basin set in a vanity unit with cupboards underneath, a low-level dual-flush WC and bidet, with fully-tiled walls and floor in a contrasting and complementary style, eaves storage cupboard, a chrome ladder-style towel rail/radiator, recessed ceiling spotlights, and a window to the side.

### **WC**

A low-level dual-flush WC, hand wash basin, and a frosted uPVC double-glazed window to the rear.



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## Peel Crescent, Ashton Hayes, Chester

- An Extended Semi-Detached Home
- 3 Double Bedrooms
- Stunning 5-Piece Family Bathroom
- Open Plan Kitchen/Dining Room
- Conservatory with Underfloor Heating
- Utility Room and Downstairs WC
- Driveway Parking and Integral Garage
- Lovely Landscaped Gardens

Tenure: Freehold

EPC Rating: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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### Outside

#### Front

A wide gravelled parking area and driveway leading to the integral single garage with electric light and power and an up-and-over door to the front. There is also ample off-street parking available.

#### Rear

A timber gate to the side leads to an attractive side garden with raised timber decking, a terrace, and an attractive stone pathway leading to the principal rear garden. The gardens are a delight, having been beautifully landscaped and maintained, with a large stone flagged patio with inset compass design to the rear of the house and adjacent to the conservatory. The gardens are mix of level lawn, flowerbeds, shrubs, mature trees, and herbaceous borders with a wide variety of flowering and evergreen shrubs. The gardens are bounded by timber fencing and mature evergreen hedging.



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