



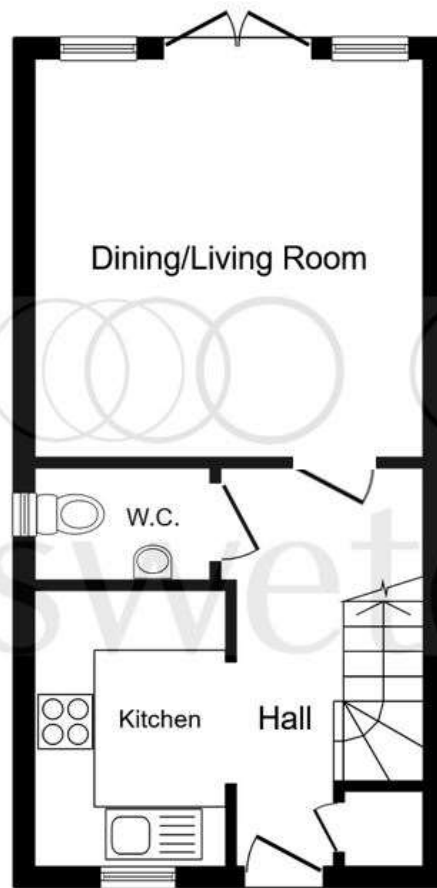
Fortis Way, Chester CH4 7GA

welcome to

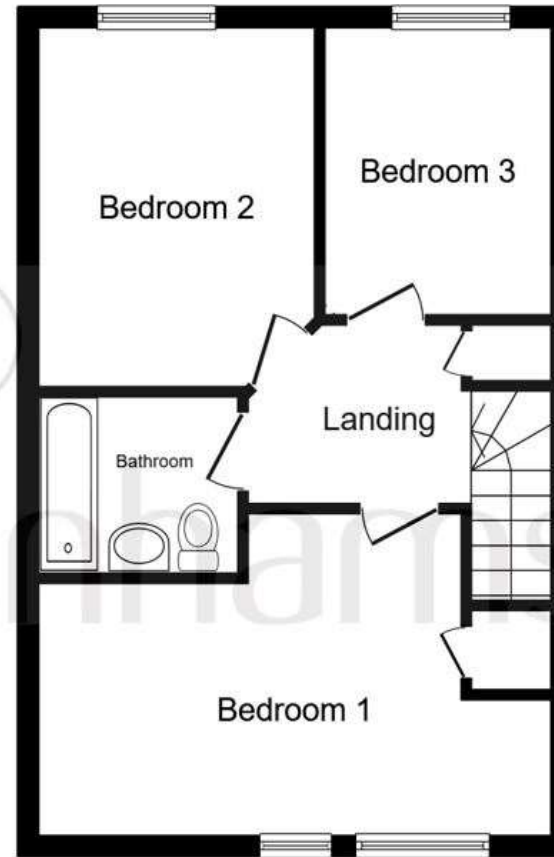
Fortis Way, Chester

A family home in a superb location, ideal for commuters as the M56 and A55 are only a few minutes away. Close to excellent schools and Chester Business Park. This 3- bedroom semi-detached property is the perfect starter home for First Time Buyers and benefits from two allocated parking spaces.





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.
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Entrance Hall

7' 1" x 13' 10" max (2.16m x 4.22m max)
Front entrance door leading into the hallway, oak-effect laminate flooring, storage unit, radiator, additional understairs storage, staircase leading to the first floor, opening into the Kitchen, and internal doors leading to the Lounge and Cloakroom/WC.

Cloakroom/WC

3' 11" x 5' 6" (1.19m x 1.68m)
Comprising WC, wash hand basin, extractor fan, vinyl flooring, and a window to the side elevation.

Dining/Living Room

13' 1" x 12' 7" max (3.99m x 3.84m max)
With grey oak-effect laminate flooring, French doors leading out to the rear garden, and windows also offering rear garden views.

Kitchen

6' 1" x 9' 8" max (1.85m x 2.95m max)
Fitted with a range of white wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap, integrated fridge freezer, cooker, gas hob and extractor fan over, vinyl flooring, and a window to the front elevation.

First Floor Landing

6' 4" x 5' 11" max (1.93m x 1.80m max)
Carpeted stairs leading up from the ground floor, oak-effect laminate flooring on the landing area, storage cupboard housing the heating tank/boiler, loft hatch access, and doors leading to all bedrooms and the bathroom.

Bedroom One

11' 1" x 16' 8" max (3.38m x 5.08m max)
With laminate flooring, radiator, storage cupboard and a window with radiator under to the front elevation.

Bedroom Two

9' 2" x 12' 3" max (2.79m x 3.73m max)
With laminate flooring and a window with radiator under to the rear elevation.

Bedroom Three

10' x 7' 9" max (3.05m x 2.36m max)
With laminate flooring, and a window with radiator under to the rear elevation.

Bathroom

5' 8" x 6' 8" max (1.73m x 2.03m max)
A white bathroom suite comprising bath with shower above and glass shower screen, WC and wash hand basin with complementary tiled walls, vinyl flooring, and a ladder-style radiator.

Outside

Two allocated parking spaces at the front of the property, and side access leading to the rear garden.

Rear

A private rear garden enclosed by wooden fencing, mainly laid to lawn with a slabbed patio area and a garden shed.



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welcome to

Fortis Way, Chester

- 40% Shared Ownership - Criteria Applies - please contact the branch for more details
- Perfect for First-Time Buyers
- Ideally Located for Chester City Centre and Commuters
- Allocated Parking Spaces
- Well-Presented

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£94,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118058 - 0005

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