



**Barkhill Road, Vicars Cross, Chester CH3 5JH**

**welcome to**

**Barkhill Road, Vicars Cross, Chester**

This 3-bedroom DETACHED BUNGALOW with GARAGE is situated on a good-sized plot within the POPULAR residential area of Vicars Cross, close to a range of amenities and with easy access to the A55 North Wales Expressway / M53 motorway, providing EXCELLENT COMMUTER LINKS throughout the region.



### Entrance Hall

Front entrance door leading into the hallway, with a loft hatch with pull-down ladder, and doors leading to all rooms.

### Lounge

13' 11" x 13' 1" max ( 4.24m x 3.99m max )

With sliding doors leading out to the rear garden, an electric fire set in a beautiful surround with wooden hearth and mantelpiece and side glass panels, carpet flooring, and a radiator.

### Kitchen Dining Room

11' 5" x 14' 3" max ( 3.48m x 4.34m max )

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer, gas hob, built-in oven, linoleum flooring, a radiator, windows to the front and side elevations, and a glass-panelled door leading out to the side of the property.

### Bedroom One

10' 1" x 12' 11" max ( 3.07m x 3.94m max )

A bay window with some leaded glass panels to the front elevation, carpet flooring, and a radiator.

### Bedroom Two

10' 6" x 11' 8" max ( 3.20m x 3.56m max )

With a window to the rear elevation, carpet flooring, and a radiator.

### Bedroom Three

7' 6" x 9' max ( 2.29m x 2.74m max )

With a window to the side elevation, carpet flooring, and a radiator.

### Shower Room

Comprising a shower cubicle, WC and wash basin set in a vanity unit, complementary tiled walls and floor, a radiator, and a frosted window to the side elevation.

### Attic Space

11' 3" x 25' 4" ( 3.43m x 7.72m )

Accessed via a loft hatch and pull-down ladder located in the entrance hall.



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)



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## Barkhill Road, Vicars Cross Chester

- A 3-Bedroom Detached Bungalow
- Popular Area close to Local Amenities
- Good-Sized Plot
- Gardens to Front and Rear
- Driveway Parking plus Garage

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

offers over  
**£325,000**

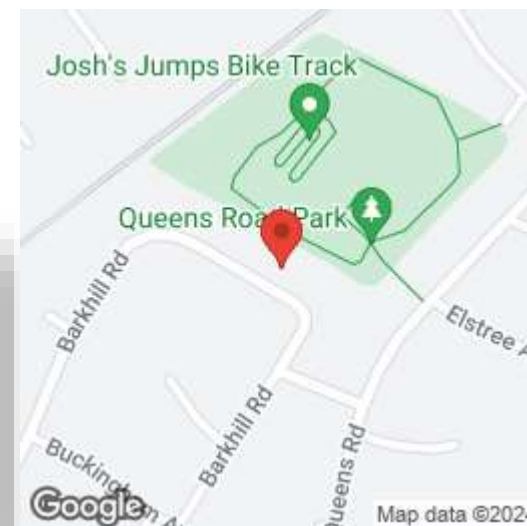


### Outside Front

Bounded by a low brick wall to the front and fencing to the sides, wrought-iron gates lead onto a spacious block-paved driveway, which leads down the side of the property towards the single garage, with gravel decorative borders, mature plants and trees.

### Rear

A private garden enclosed by fencing, with a paved area for dining/entertaining, a lawn area and summerhouse, with paved access to the front of the property and the single garage.



Please note the marker reflects the postcode not the actual property

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