



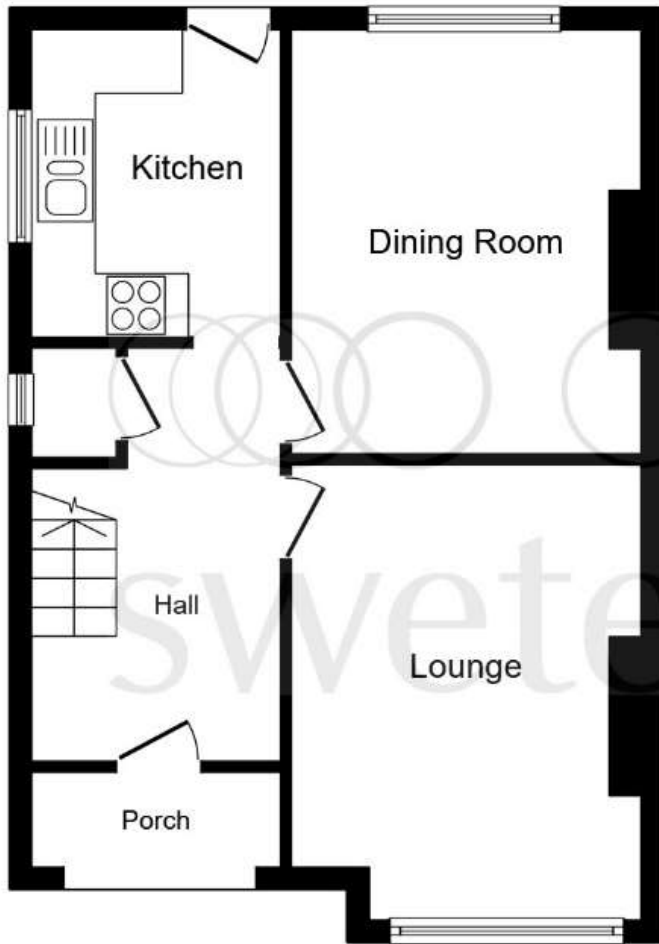
Hawthorn Road, Christleton, Chester CH3 7BL

welcome to

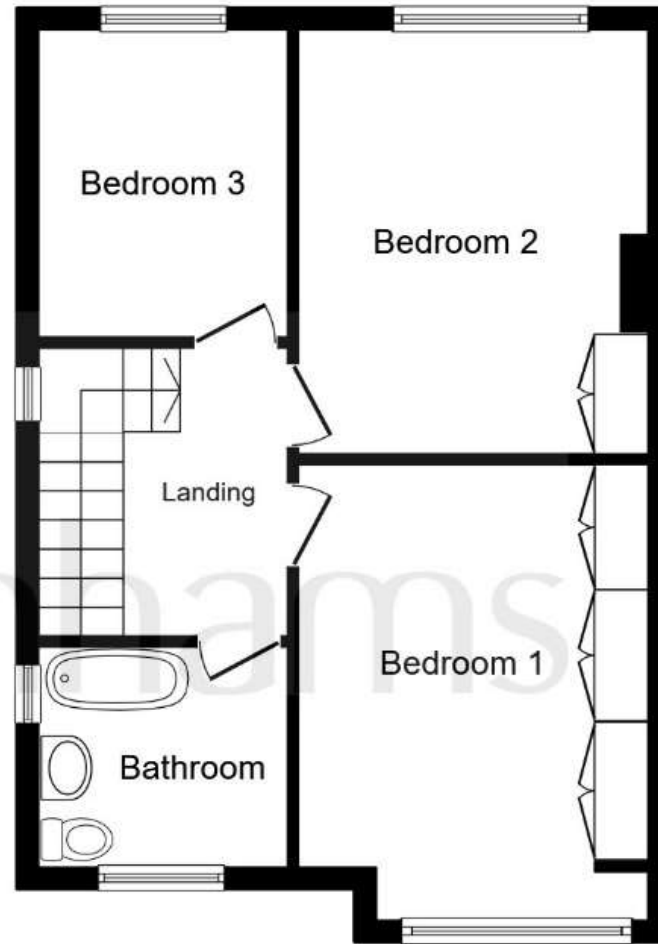
Hawthorn Road, Christleton, Chester

A 3 bedroom semi-detached property in the popular village of CHRISTLETON, close to good SCHOOLS, with GARDENS to front and rear, driveway PARKING for multiple vehicles, close to Chester city centre, the A55 North-Wales Expressway and local motorway network.





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

Porch

Leading into the Entrance Hall.

Entrance Hall

Front entrance door leading into the hallway, laminate flooring, understairs storage, radiator, carpeted staircase leading to the first floor, and doors leading to the Lounge, Dining Room and Kitchen.

Lounge

14' 5" x 11' 1" max (4.39m x 3.38m max)

With a window to the front elevation, electric fire set in a white fireplace with hearth and mantelpiece, laminate flooring, and a radiator.

Dining Room/Sitting Room

13' 5" x 11' 1" max (4.09m x 3.38m max)

With a window to the rear elevation, electric fire set in white fireplace with hearth and mantelpiece, laminate flooring, and a radiator.

Kitchen

9' 5" x 7' 10" max (2.87m x 2.39m max)

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap, integrated cooker, tiled flooring, a window to the side elevation, and a door leading out to the rear garden.

First Floor Landing

Stairs leading up from the ground floor, laminate flooring, loft hatch, a window to the side elevation, and doors leading to all Bedrooms and the Bathroom.

Bedroom One

11' 5" x 14' 4" max (3.48m x 4.37m max)

With a window to the front elevation, built-in wardrobes, laminate flooring, and a radiator.

Bedroom Two

13' 5" x 11' 2" max (4.09m x 3.40m max)

With a window to the rear elevation, built-in wardrobes, laminate flooring, and a radiator.

Bedroom Three

9' 6" x 7' 11" max (2.90m x 2.41m max)

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

Bathroom

A white bathroom suite comprising bath with shower above and glass screen, mixer tap with hand-held shower attachment, WC, wash basin, complementary part-tiled walls, tiled flooring, radiator, and windows to the front and side elevations.

Outside

Front

A good-sized plot to the front of the property, enclosed by hedging and wooden fencing, with the possibility for extending to the side, wooden side gate leading to the rear garden, with driveway parking for multiple cars.

Rear Garden

Laid to lawn with mature plants and trees.

Plans and Images for Potential Extensions

Our clients have commissioned architects drawings for what might be achievable at this property, subject to necessary planning applications and building regulations. They are available from the office on request. Please note that while the images and plans have been prepared, no planning has formally been sought and the mention of them by no means indicates that such planning will be granted.



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welcome to

Hawthorn Road, Christleton, Chester

- A 3-Bedroom Semi-Detached Property
- Front and Rear Gardens
- Driveway Parking for Multiple Vehicles
- Sought-After Village Location
- Close to Good Schools

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

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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