

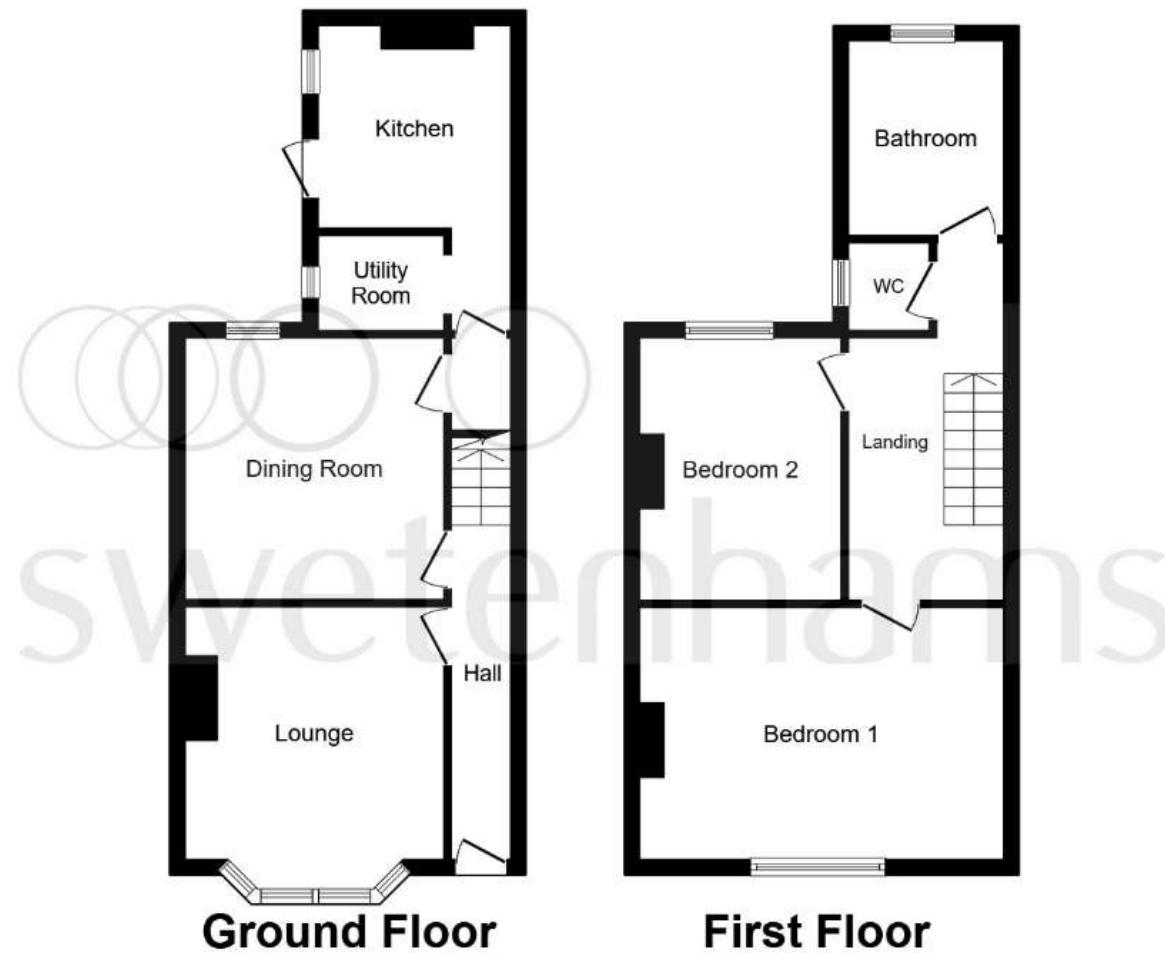


Sealand Road, Chester CH1 4LD

welcome to
Sealand Road, Chester

Deceptively SPACIOUS, this 2-bedroom Victorian mid-terrace house offers both a CONTEMPORARY and PERIOD interior, benefitting from herringbone wood flooring, UTILITY ROOM, a good-sized rear GARDEN, and PARKING to the rear. ***Viewing is HIGHLY RECOMMENDED***





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 Hall

Front entrance door with glazed panels leading into the hallway, decorative tiled flooring, tall contemporary radiator, staircase rising to the first floor, and doors leading to the lounge and dining room.

Lounge

15' 10" x 11' 7" max (4.83m x 3.53m max)

With a bay window to the front elevation, fireplace with coal-effect gas fire, hearth, surround and mantelpiece, and herringbone flooring.

Dining Room

13' x 11' 8" max (3.96m x 3.56m max)

With a window to the rear elevation, fireplace with gas fire, hearth, surround and mantelpiece, tall contemporary radiator and herringbone flooring.

Kitchen

8' 10" x 17' 2" max (2.69m x 5.23m max)

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap and tiled splashback, integrated electric hob, cooker and dishwasher, cooker hood, understairs pantry, a window to the side elevation, access to the utility room, and a part-glazed door leading out to the rear garden.

Utility Room

5' x 3' 11" max (1.52m x 1.19m max)

With a window to the side elevation, and laminate flooring.

First Floor Landing

Stairs rising from the ground floor, loft hatch, carpet flooring, and doors leading to both bedrooms, bathroom and separate WC.

Bedroom One

12' 10" x 15' 2" max (3.91m x 4.62m max)

With a window to the front elevation, original cast iron fireplace set in an Art Nouveau tiled hearth, and carpet flooring.

Bedroom Two

13' 6" x 9' 5" max (4.11m x 2.87m max)

With a window to the rear elevation, an original cast iron fireplace set in an Art Nouveau tiled hearth, and carpet flooring.

Bathroom

Comprising a corner bath with shower above, pedestal wash basin with tiled splashback, complementary part-tiled walls, extractor fan, spotlights to ceiling, solid wood flooring, radiator, and a window to the rear elevation.

WC

Low level WC, pedestal wash basin, solid wood flooring, ladder-style radiator/towel rail, and a window to the side elevation.

Outside

Front

Laid to lawn with mature trees and shrubs, enclosed by low brick walling, with a decorative metal gate opening onto a tarmacadam pathway, which leads to the part-glazed front door with decorative tiled doorstep.

Rear

A private rear garden enclosed by brick walling, paved and gravelled areas with space for a table and chairs, a brick-built outbuilding providing a good-size storage area, outdoor WC, and a wooden gate at the rear end of the garden with access to parking area.



view this property online swetenhams.co.uk/Property/CHS118071



welcome to

Sealand Road, Chester

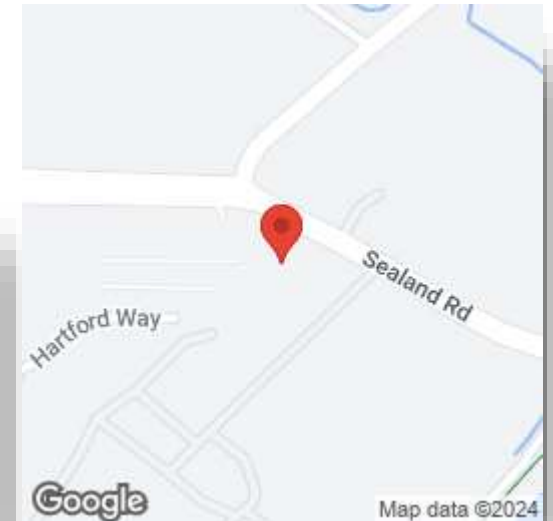
- A Deceptively Spacious 2-Bedroom Victorian Property
- VIEWING HIGHLY RECOMMENDED
- Contemporary and Period Features
- Herringbone Wood Flooring
- Utility Room
- Good-Sized Rear Garden
- Parking to the Rear

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/CHS118071](https://www.swetenhams.co.uk/Property/CHS118071)



Property Ref:
CHS118071 - 0007

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