



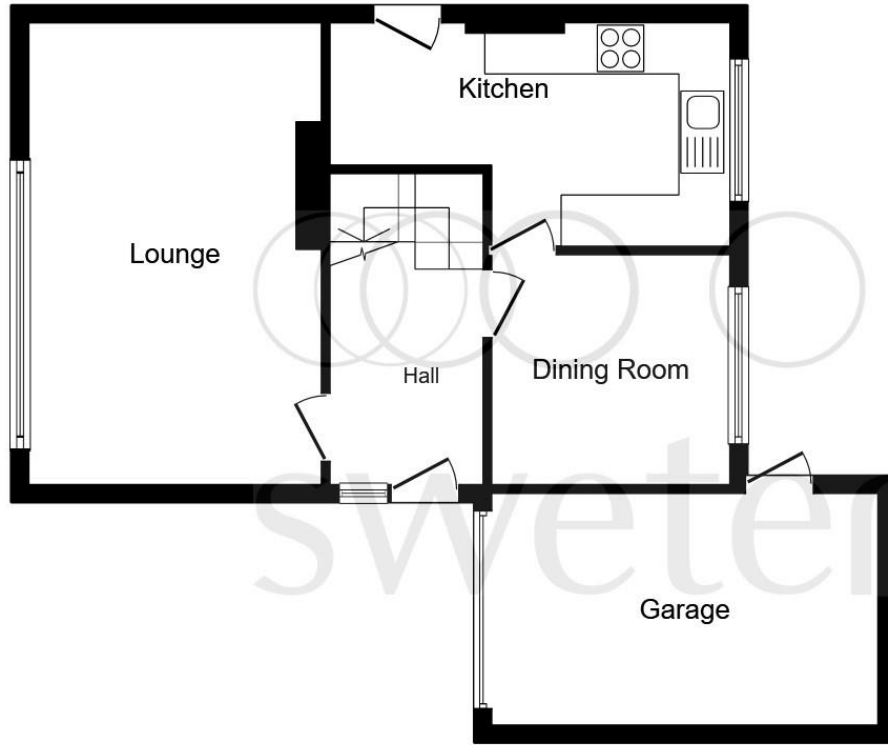
**Grange Road, Vicars Cross, Chester CH3 5NS**



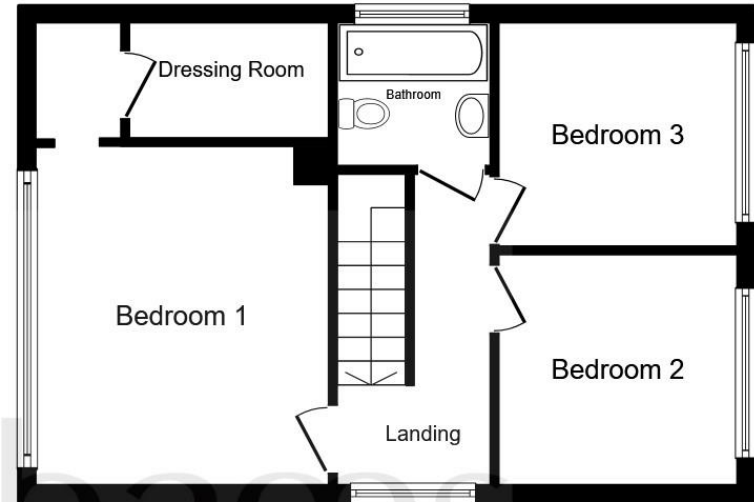
**welcome to**  
**Grange Road, Vicars Cross Chester**

Attention all investors, developers speculators and opportunists !!!! This 3-bedroom detached home has ENORMOUS potential to create a superb contemporary dwelling. Ripe for cosmetic enhancement or extension, with a superb large private garden, off-street parking and potential rear access.





**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**

uPVC double glazed front entrance door and window with frosted panel insert to the side elevation, leading into a wide and light entrance hall with staircase rising to the first floor landing, and doors leading to the Lounge and the Dining Room.

### **Lounge**

18' x 11' 3" ( 5.49m x 3.43m )

A superb, full width room flooded with light, with a uPVC double glazed window to the front elevation, fireplace recess with stone surround, display shelving, and timber mantel.

### **Dining Room**

9' x 8' 10" ( 2.74m x 2.69m )

With a uPVC double glazed window to the rear elevation with lovely views over the garden, and a door leading into the Kitchen.

### **Kitchen**

15' 4" max x 8' 6" max ( 4.67m max x 2.59m max )

Fitted with a range of wall, base and drawer units with complementary work surfaces, an inset four-ring gas hob, 1.5 bowl stainless steel sink and drainer with mixer tap, space for a washing machine, integral oven, a uPVC double glazed window to the rear elevation with views out over the garden, and a uPVC door with frosted panel insert to the side elevation.

### **First Floor Landing**

Stairs leading up from the ground floor, with a uPVC double glazed window to the side elevation, and doors leading to all bedrooms and the bathroom.

### **Bedroom One**

13' x 11' 3" ( 3.96m x 3.43m )

With a uPVC double glazed window to the front elevation, the room has been part divided with the intention of creating a dressing room and en-suite.

### **Bedroom Two**

8' 10" x 9' 1" ( 2.69m x 2.77m )

With a uPVC double glazed window to the rear elevation with views out over the garden, and access to roof space.

### **Bedroom Three**

9' 1" x 8' 7" ( 2.77m x 2.62m )

With a uPVC double glazed window to the rear elevation with views over the garden.

### **Bathroom**

Comprising a coloured bathroom suite of panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin, and a frosted uPVC double glazed window to the side elevation.

### **Outside**

#### **Front**

Mainly laid to lawn, with an abundance of trees and shrubs, timber fenced surround with low-level brick wall to the front, driveway parking leading up to the garage.

#### **Rear**

A surprisingly large and beautifully landscaped rear garden, well maintained and private, mainly laid to lawn with an abundance of trees and shrubs, and timber fenced surround, which can be accessed down the side of the house. The property owns part of the rear private access road, with the potential for rear access.

#### **Garage**

15' 4" x 8' 10" ( 4.67m x 2.69m )

With an up-and-over door.



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welcome to

## Grange Road, Vicars Cross Chester

- ATTENTION ALL INVESTORS / DEVELOPERS!
- A 3-Bedroom Detached Home with Enormous Potential!
- Ripe for cosmetic enhancement or extension
- Large Private Rear Garden
- Driveway Parking plus Garage

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

**£325,000**



Please note the marker reflects the postcode not the actual property

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