



Alun Crescent, Chester CH4 8HN

welcome to
Alun Crescent, Chester

This significant and unique 3-bedroom detached bungalow stands in a large corner plot and benefits from a Conservatory/Garden Room, driveway, garage, lawns to front, side and rear, and a part-converted loft space.



The Accommodation

is approached via a concrete pathway leading to a sheltered entrance with tiled threshold, uPVC double glazed door with adjacent frosted panel leading into the Entrance Hall.

Entrance Hall

A wide and light entrance hall with coved ceiling, high-level plate rack, radiator with display shelf over, and doors off to the Lounge, Kitchen and Inner Hall.

Lounge

12' 3" x 15' 8" (3.73m x 4.78m)

With a wide double glazed uPVC window to the front elevation with a view over the front garden, twin radiators under, coved ceiling, and a wide opening into the Dining Room.

Dining Room

8' 11" x 8' 11" (2.72m x 2.72m)

With sliding uPVC double glazed patio doors leading into the rear Conservatory, coved ceiling, radiator, and a door opening into the Kitchen.

Kitchen

13' 7" x 8' 11" (4.14m x 2.72m)

Fitted with a range of wall, base and drawer units with complementary work surfaces, electric cooker point, range Aga, inset stainless steel sink and drainer unit, coved ceiling, a uPVC double glazed window and door to the rear conservatory/garden room, and a wall-mounted Vaillant gas boiler for central heating and domestic hot water. (It is envisaged that a purchaser will wish to replace the kitchen).

Conservatory/Garden Room

21' 1" x 6' 6" (6.43m x 1.98m)

With a full-length range of uPVC double glazed windows to the rear elevation, a full-length range of fitted store cupboards under and a deep display shelf, and a uPVC door offering side access.

Built-In Store Room

10' 1" x 3' 3" (3.07m x 0.99m)

With a uPVC frosted window to the rear elevation, connecting to the Garage.

Garage

22' 1" x 10' 1" (6.73m x 3.07m)

Accessed via an up-and-over door to the front elevation and also by an internal door from the Conservatory/Garden Room, the garage has twin uPVC double glazed windows to the side elevation, electric light and power, potentially suited to incorporation into the structure subject to necessary planning consents and building regulations.

Inner Hall

From the hallway is a frosted glazed door leading to the inner hall with access to the extensive roof space, with frosted glazed doors off to all bedrooms and the bathroom.

Bedroom One

12' 10" x 11' 11" (3.91m x 3.63m)

With uPVC double glazed windows to the front and side elevations, making this a light room, coved ceiling, and a radiator.

Bedroom Two

12' 4" x 10' 11" (3.76m x 3.33m)

With a uPVC double glazed window to the side elevation, covered ceiling, and a radiator.

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m)

With a uPVC double glazed window to the front elevation, coved ceiling, and a radiator.

Bathroom

A large bathroom with a panelled bath, tiled surround, pedestal wash basin, low-level WC, radiator/towel rail combination, a frosted double glazed window to the rear elevation, and a built-in airing cupboard with tank, shelving and further storage.

Attic Room/Loft Space

An extensive part-converted loft space with uPVC double glazed windows at the gable ends, standing height in the centre, with extensive eaves storage cupboards - ideally suited for conversion subject to necessary planning consents, building regulations and establishing a permanent staircase.

Outside

The property occupies a large corner plot with gated access to driveway and hardstanding, with the driveway leading to the garage with hardstanding adjacent to the garage. There are lawns to the front, rear and side, with shrubbery border and slate chippings, and the rear lawn is flanked by timber fencing. There is a secondary pedestrian access to the side providing a direct pathway to the Conservatory/Garden Room side door.



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welcome to

Alun Crescent, Chester

- A 3-Bedroom Detached Bungalow
- Situated on a Large Corner Plot
- Conservatory/Garden Room
- Part-Converted Loft Space
- Driveway plus Garage
- Gardens to Front, Side and Rear

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

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

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