



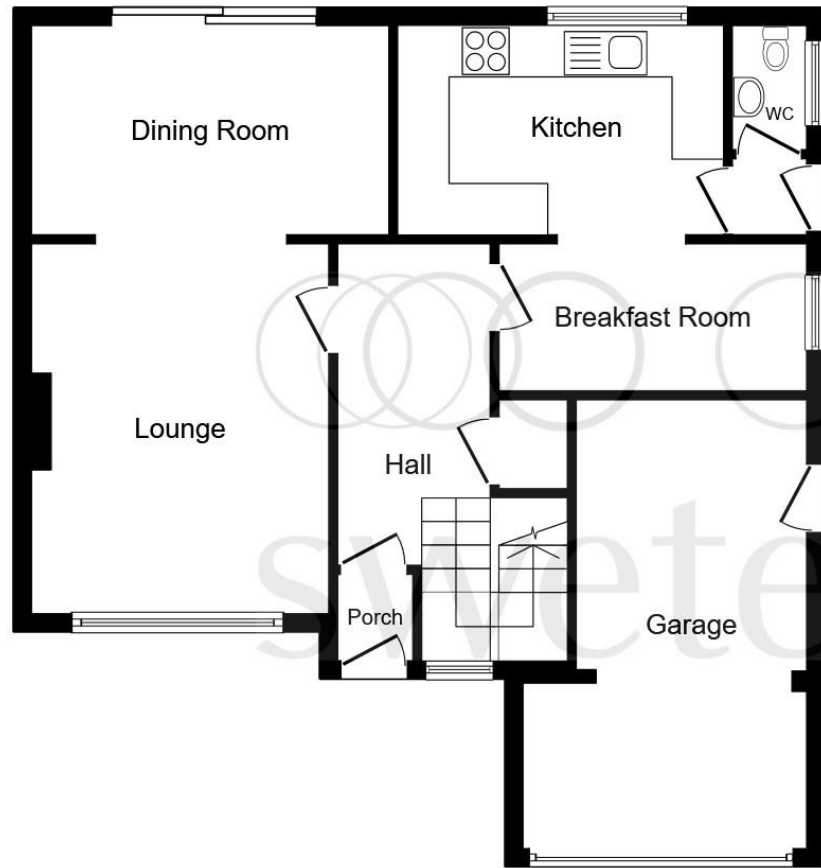
Crofters Way, Saughall, Chester CH1 6AA

welcome to

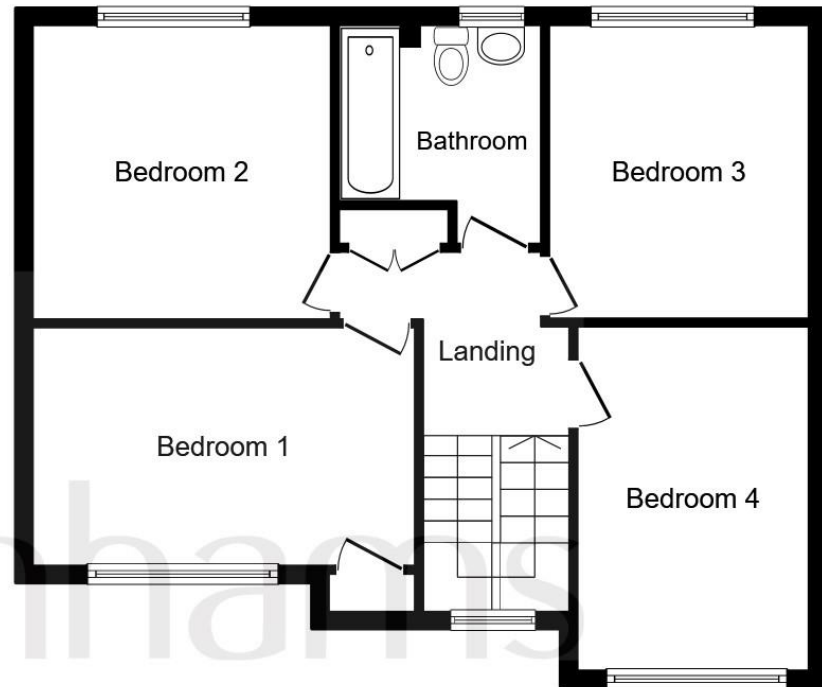
Crofters Way, Saughall, Chester

NO CHAIN - situated in a well-favoured village setting close to Chester city centre, within easy access to major trunk routes and commuting to North Wales, Manchester and Liverpool, this superb 4-bedroom detached family home benefits from driveway parking, garage, and gardens to front and rear.





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

The property is approached

over a paved pathway leading to a timber front door with frosted glazed insert leading into the porch.

Entrance Hall

A wide and light entrance hall, inner door with frosted panel insert, staircase rising to the first floor landing, radiator with display shelf over, built-in store cupboard with hanging space, a further internal store cupboard with a louvre-fronted door, and a multi-paned glazed door leading through to the Lounge/Dining Room and Breakfast Room.

Lounge

13' 7" x 11' 1" (4.14m x 3.38m)

An L-shaped open plan room part-divided by a wide archway, with a uPVC double glazed window to the front elevation overlooking the front garden, radiator, coved ceiling, a central fireplace with a marbled hearth and back with inset coal-effect electric fire, decorative timber fire surround and mantle, and carpet flooring.

Dining Room

7' 11" x 14' (2.41m x 4.27m)

With uPVC sliding double glazed patio doors leading out to the rear terrace and garden with lovely views over same, coved ceiling, a radiator, and carpet flooring.

Kitchen

12' 5" x 7' 11" (3.78m x 2.41m)

A range of fitted kitchen units - both wall and base - with an extensive work surface with drawers and cupboards under, inset stainless steel sink and drainer unit with mixer tap over, electric cooker point, complementary wall tiling, floor-mounted gas boiler for central heating and domestic hot water, a matching range of wall cabinets, timber-effect flooring, a uPVC double glazed window overlooking rear garden, a multi-paned glazed door leading to the rear porch/WC, continuation of the timber-effect flooring, and an archway leading through to the Breakfast Room.

Breakfast Room

11' 7" x 5' 4" (3.53m x 1.63m)

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

Rear Porch/WC

Comprising a wash basin with tiled splashback, low level WC, a frosted high-level double glazed window to the side elevation leading to the rear garden, timber-effect flooring, and a door to the side elevation leading out to the rear garden.

Garage

10' 10" x 17' 1" (3.30m x 5.21m)

An integral single garage with an up-and-over door.

First Floor Landing

A turning staircase rises to the first floor landing, which is part galleried with a tall, frosted double glazed window casting much light over the staircase and landing, access to roof storage space, carpet flooring, and a louvre-fronted built-in airing cupboard with tank and shelving.

Bedroom One

14' 10" x 10' 6" (4.52m x 3.20m)

With a uPVC double glazed window to the front elevation overlooking the front garden, coved ceiling, radiator, a built-in storage cupboard with hanging space and shelving, and carpet flooring.

Bedroom Two

11' 2" x 11' 4" (3.40m x 3.45m)

With a uPVC double glazed window overlooking the rear garden, radiator, a coved ceiling, and carpet flooring.

Bedroom Three

9' 11" x 11' 2" (3.02m x 3.40m)

With a uPVC double glazed window overlooking the rear garden, radiator, a coved ceiling, and carpet flooring.

Bedroom Four

12' 11" x 8' 10" (3.94m x 2.69m)

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

Bathroom

A coloured bathroom suite comprising a panelled bath in a tiled surround with electric shower over, pedestal wash basin, low level WC, radiator, complementary fully-tiled walls, wall light, and two frosted double glazed windows to the rear elevation.



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welcome to

Crofters Way, Saughall, Chester

- A 4-Bedroom Detached Home
- Well-Favoured Village Setting
- Gardens to Front and Rear
- Driveway Parking plus Garage
- Close to Chester city centre
- Access to Trunk Roads and Motorway Network

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

£375,000



Outside

Front

Mainly laid to level lawn with a shrubbery border, with a flagged driveway ideal for parking leading to an integral single garage with an up-and-over door.

Rear

Accessed via pathway and sliding doors from the dining room, the rear garden offers a high degree of privacy, being bounded by close board timber fencing with a wooded backdrop, and has a shaped flagged patio, pathways, level lawn with flower and shrubbery borders, and a timber garden shed.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118167 - 0003

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swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk