



**PORTFOLIO**  
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swetenhams

Edinburgh Way, Chester CH4 7AS



# 17 Edinburgh Way

*This 3-bedroom detached property sits on a good-sized plot in a prestigious location and benefits from gardens to front and rear, driveway parking for multiple cars plus internal garage, and is close to local amenities, Chester city centre, Chester Business Park and the A55/motorway network.*



## Entrance Porch

Glazed entrance porch, leading to the front door with opaque glass panels.

## Entrance Hall

Front entrance door leading into the hallway, carpeted staircase rising to the first floor landing, understairs storage, carpet flooring, and doors leading into the Lounge/Dining Room and the Kitchen/Breakfast Room.

## Lounge/Dining Room

20' 6" max x 17' max ( 6.25m max x 5.18m max )

An L-shaped room with a gas fire in a decorative crazy-paved surround and hearth with mantel over, carpet flooring with oak parquet flooring underneath, three radiators, coved ceiling, leaded windows to front and rear elevations, and sliding doors leading out to the rear garden.



## Kitchen/Breakfast Room

17' x 9' max ( 5.18m x 2.74m max )

Fitted with a range of wall, base and drawer units with complementary wood-effect surfaces, decorative part-tiled walls, stainless steel sink and drainer, space for appliances, tile-effect flooring, wood panelling to ceiling, space for a dining table and chairs, leaded window to the front elevation, a further window to the rear elevation, and a part-glazed door leading out to the rear garden.

## First Floor Landing

Stairs leading up from the ground floor, loft hatch (no ladder), a leaded window to the front elevation, and doors leading to all bedrooms, bathroom, WC and store room.

## Bedroom One

17' x 11' ( 5.18m x 3.35m )

With dual aspect windows to the front and rear elevations, carpet flooring, and a radiator.

## Bedroom Two

17' 1" x 9' 5" ( 5.21m x 2.87m )

With a window to the side elevation, carpet flooring, and a radiator.

## Bedroom Three

11' 6" x 10' 7" ( 3.51m x 3.23m )

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

## Store Room

3' 1" x 2' 6" ( 0.94m x 0.76m )

Accessed off the landing, with a window to the front elevation.







### **Bathroom**

A white bathroom suite comprising panelled bath with electric shower above and shower screen, pedestal wash basin with mixer tap, decorative fully-tiled walls, tiled flooring, radiator, and an opaque window to the rear elevation.

### **WC**

Comprising a low level dual flush WC, decorative tiled walls, tiled flooring, and an opaque window to the side elevation.

### **Outside Front**

Mainly laid to lawn with mature planted borders, access to garage, and driveway parking for multiple cars.

### **Rear**

A lovely and private rear garden, mainly laid to lawn, with mature trees and shrubs, offering a beautiful entertaining space ideal for dining al-fresco, and perfect for children. There is a useful storage shed and access to the garage which has a handy WC.



### **Garage**

8' 11" x 21' 2" ( 2.72m x 6.45m )

With up-and-over door, a window to the side elevation, and a door leading out to the rear garden.

### **WC**

With a low-level WC, a door leading into the garage, and an opaque window to the rear elevation.

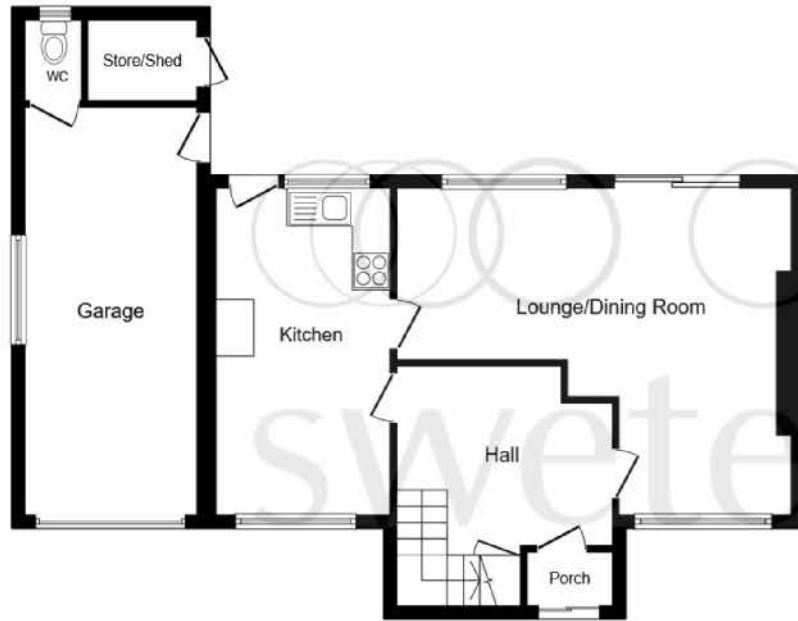
### **Store/Shed**

5' 9" x 4' 2" ( 1.75m x 1.27m )

Accessed via a door to the side elevation from the garden.

### **Agent's Note:**

The sale of this property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



**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)

welcome to

# 17 Edinburgh Way, Chester CH4 7AS

This three-bedroom detached property has many original features and sits on a good-sized plot, with a lovely and private rear garden with mature trees and plants, offering a beautiful entertaining space ideal for dining al-fresco, and perfect for children. This property offers endless possibilities due to its location and its huge potential to be transformed into your 'forever family home'. Council Tax Band: E

Asking Price

**£650,000**

- A 3-Bedroom Detached Property in a Prestigious Location
- Good-Sized Plot with Gardens to Front and Rear
- Driveway Parking plus Internal Garage
- Easy Access to A55 and Motorway Network

Tenure: Freehold

EPC Rating: E



To find out more information or to arrange a viewing call

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