



**Flat Post Office Village Road, Christleton Chester CH3 7AS**

**welcome to**

**Flat Post Office Village Road, Christleton Chester**

Situated above the local Post Office in the heart of the highly sought-after Cheshire village of Christleton, this 4-bedroom flat benefits from a rear garden and a garage.



### **Lounge**

10' 7" min (12' 0" into recess) x 11' 11" ( 3.23m min (12' 0" into recess) x 3.63m )

Entering through an opaque glazed door with an opaque window above and one to the side, with parquet flooring, radiator, and a door leading to the inner hall.

### **Inner Hall**

With staircase rising to the first floor landing, a door leading to the store room, with an opening leading through to the Dining Room.

### **Store Room**

4' 7" x 6' 1" ( 1.40m x 1.85m )

### **Kitchen**

11' 2" x 13' 1" max ( 3.40m x 3.99m max )

An L-shaped Kitchen fitted with a range of wall, base and drawer units with complementary work surfaces, a stainless steel sink and drainer with mixer tap over, complementary part-tiled walls, four-ring gas hob with oven under, washing machine, dishwasher, radiator, fridge freezer, and a window to the rear elevation.

### **Dining Room**

6' 10" min x 11' 9" ( 2.08m min x 3.58m )

With parquet flooring, patio doors leading out to the rear garden, and an archway leading into the Kitchen.

### **First Floor Landing**

Stairs leading up from the ground floor, and doors leading to all bedrooms and the shower room.

### **Bedroom One**

14' 8" min (15' 10" max) x 12' ( 4.47m min (15' 10" max) x 3.66m )

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

### **Bedroom Two**

10' 8" min (11' 11" max) x 11' 11" ( 3.25m min (11' 11" max) x 3.63m )

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

### **Bedroom Three**

12' 1" x 12' ( 3.68m x 3.66m )

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

### **Bedroom Four**

9' x 7' 8" min (8' 11" max) ( 2.74m x 2.34m min (8' 11" max) )

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

### **Shower Room**

Comprising a shower cubicle, low level WC, pedestal wash basin, laminate flooring, complementary fully tiled walls, and an opaque window to the rear elevation.

### **Rear Garden**

With brick walls, plants and shrubs, with side access to road.

### **Garage**

7' 6" x 19' ( 2.29m x 5.79m )



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## Flat Post Office Village Road, Christleton Chester

- Central Village Location
- Original Parquet Flooring
- 4 Bedrooms
- Garage in Rear Garden
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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