

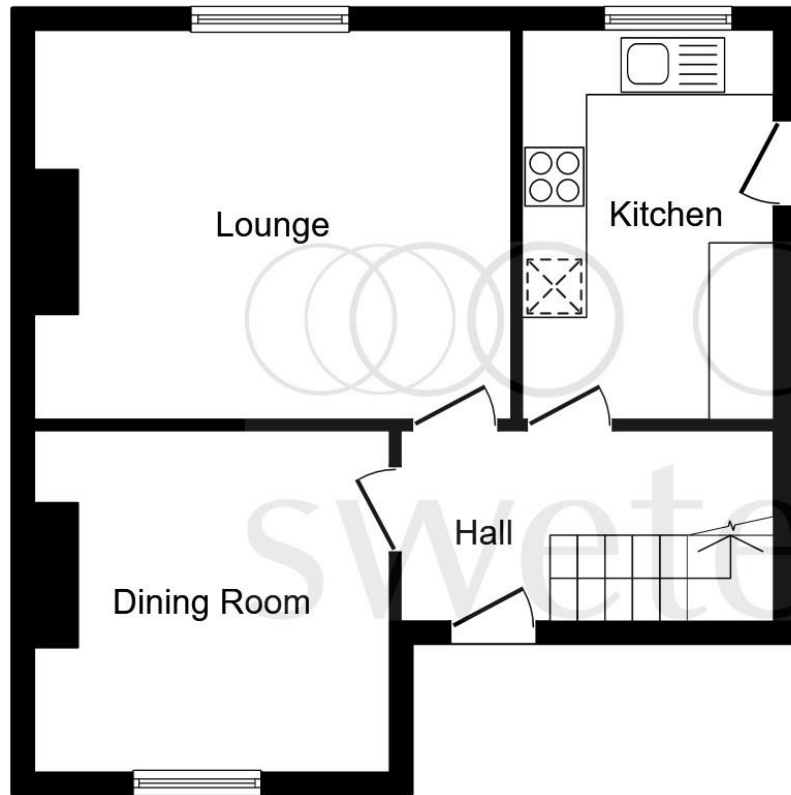


Cliveden Road, Chester CH4 8DT

welcome to
Cliveden Road, Chester

This SUPERBLY REFURBISHED 3 bedroom semi-detached house benefits from an extremely LARGE GARDEN and a pleasant view to the front. Extensively remodelled by the current owners and presented in SUPERLATIVE CONDITION, viewing is HIGHLY RECOMMENDED!





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

Entrance Hall

Approached via a pedestrian gate and tarmacadam pathway, the front door has frosted double glazed panel inserts and leads into the Entrance Hall - a wide, light and beautifully appointed space, with timber-effect laminate flooring, understairs storage cupboard with display shelf over, fitted coat hanging, radiator, staircase rising to the first floor landing, and oak doors off to the Lounge, Dining Room and Kitchen.

Dining Room/Sitting Room

10' 6" x 10' 11" (3.20m x 3.33m)

With a uPVC double glazed window with a view over the front garden and radiator under, central chimney breast, living flame electric fire, high-level timber picture rail, and timber-effect laminate flooring.

Lounge

14' 7" x 11' 11" (4.45m x 3.63m)

With beautiful walnut-effect high-quality laminate flooring, a uPVC double glazed window with radiator under with views over the amazing rear gardens, central chimney breast with inset cast-iron woodburning stove on a black tiled hearth with matching fire surround and ornate timber fire surround and mantle, and a high-level timber picture rail.

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

A stunning luxury kitchen with distressed timber-effect floor, a superb range of contemporary style kitchen units in grey gloss effect, both wall and base, extensive work surfaces with drawers and cupboards under, inset sink and drainer unit with mixer tap, inset 4--ring gas hob on glass plate with chrome fan unit over, eye-level integral electric oven and grill combination unit, integral larder fridge and freezer, wall-mounted Vaillant gas-fired combi boiler for central heating and domestic hot water concealed in a matching kitchen unit, space and plumbing under work surface for a washing machine, wall mounted extractor, door to side pathway and garden with frosted double glazed panel inserts, electric wall heater, a further fitted work surface with space under for an additional fridge.

First Floor Landing

A turning carpeted staircase with a uPVC double glazed window at half landing height rises to the first floor landing. Alongside the staircase is a fitted dado rail matching the staircase angle, a radiator, and oak panel doors off to all rooms.

Bedroom One

11' 11" x 11' (3.63m x 3.35m)

With a uPVC double glazed window to the rear elevation with vertical blinds and lovely views over the extensive gardens, space for wardrobe cupboards, timber-effect laminate flooring, and a radiator.

Bedroom Two

10' 5" x 9' 7" min (3.17m x 2.92m min)

With a uPVC double glazed window to the front elevation with vertical blinds fitted and radiator under, dado rail, central chimney breast with recesses either side, and timber-effect laminate flooring.

Bedroom Three

11' 11" x 6' 7" (3.63m x 2.01m)

With a uPVC double glazed window with beautiful view of the rear garden, dado rail, timber-effect laminate flooring, and a radiator.

Bathroom

Beautifully appointed in contemporary style, comprising a panelled bath in a tiled surround with mixer tap over and fitted thermostatic shower with handheld unit and square showerhead over, glazed shower screen, wash basin with vanity surround and cupboard unit under and mixer tap over, complementary wall tiling, tile-effect flooring, vertical chrome towel rail/radiator, plastic clad ceiling for hygiene and easy cleaning, wall-mounted extractor, a frosted uPVC double glazed window to the rear elevation, loft hatch to roof storage space, and a large built-in laundry cupboard with multiple shelves.

WC

With a low level dual flush WC and a frosted window to the front elevation.

Outside Front

The house stands well back from the pavement with a pleasing front garden of level lawn with flower and shrubbery borders, a further large hardstanding area possibly suited for off-street parking subject to a dropped curb/permission from Highways, with twin gates to the front, a pedestrian gate with pathway leading to the front door, and gates providing access to the side of the property with storage and recycling area and a built-in cupboard.

Rear

The rear gardens are exceptional, being extremely large (over 100 feet long and approximately 30 feet wide) and beautifully landscaped. Immediately to the rear of the house is a large gravel, concrete and flagged terrace, ideal for alfresco dining, two large timber garden stores and log store. A pathway leads to a large lawn with a decorative flower and shrubbery bed, and the foot of the garden has a further gravel terrace and log store with mature shrubbery beds. The garden as a whole is bounded by timber fencing with a high degree of security and privacy. Outside tap.



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welcome to

Cliveden Road, Chester

- A 3-Bedroom Semi-Detached House
- Superbly Refurbished and Extensively Remodelled
- Extremely Large Garden
- Pleasant View to Front
- Viewing is Highly Recommended!

Tenure: Freehold
EPC Rating: C
Council Tax Band: A

offers in the region of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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swetenhams



01244 321321



chester@swetenhams.co.uk



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



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