



**Home Close, Christleton, Chester CH3 7BJ**

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**Home Close, Christleton, Chester**

A remarkable development opportunity. Extended three bedroom semi detached house in large corner plot adjacent to the canal with uncapped potential for extension and refurbishment. Set in this most popular village with an outstanding school, and lovely local facilities.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room

13' 6" x 10' 11" ( 4.11m x 3.33m )

Front living room with double glazed window to front, vertical blinds fitted and radiator under, central tiled fireplace with tiled hearth and currently boarded fireplace recess, sliding glazed doors to dining room.

## Kitchen

11' 5" x 7' 11" ( 3.48m x 2.41m )

Range of fitted kitchen units both wall and base, inset stainless steel sink and drainer unit with mixer tap over, space for oven, space and plumbing for washing machine, wall mounted gas fired Vaillant boiler for central heating and domestic hot water, double glazed windows with view over the side garden, radiator.

Door to porch with walk-in store cupboard adjacent, UPVC double glazed window to rear, glazed door to the conservatory extension.

## Shower Room

Ground floor shower room with tiled floor, tiled shower cubicle with fitted thermostatic shower valve, low level WC, pedestal hand wash basin, radiator, frosted UPVC double glazed window to rear, light point.

## Conservatory

9' 6" x 8' 9" ( 2.90m x 2.67m )

Tiled floor sloping triplex roof, part walled and part dwarf walled with UPVC double glazed patio doors and windows with lovely views over the rear terrace and garden.

## Landing

Staircase rises to 1st floor landing -part galleried with UPVC double glazed window to side, landing with access to roof storage space.

## Bedroom One

13' 6" x 10' 10" ( 4.11m x 3.30m )

UPVC double glazed windows with view over the rear garden, radiator under, fitted cupboard with concealed radiator and shelving.

## Bedroom Two

14' 4" x 11' ( 4.37m x 3.35m )

Double glazed windows to front, radiator underneath.

## Bedroom Three

8' x 11' 5" ( 2.44m x 3.48m )

UPVC double glazed windows with view over the rear garden and radiator underneath.

## Bathroom

Panelled bath in tiled surround, pedestal hand wash basin, low-level dual flush WC, radiator, frosted double glazed windows to front, wall mounted extractor unit, part wall tiling, part wall cladding.

## Outside

### Front

Driveway parking for 2+ vehicles shrubbery bed adjacent, leading to detached garage building. Gated access to side and rear gardens.

### Rear

Side and rear gardens are particularly large and very special, irregular shaped but large and running adjacent to the canal with enormous potential for further landscaping, currently with a plethora of fruit trees and shrubs, timber panel fencing along the canal side.

## Garage

20' 5" x 9' 6" ( 6.22m x 2.90m )

Pitched tiled roof, garage doors to front and door to side.



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## Home Close, Christleton, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Quiet village location
- Potential for development
- Large gardens
- Local amenities within walking distance
- Short distance from Chester City Centre

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

guide price

**£330,000**



Please note the marker reflects the postcode not the actual property

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**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



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



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