

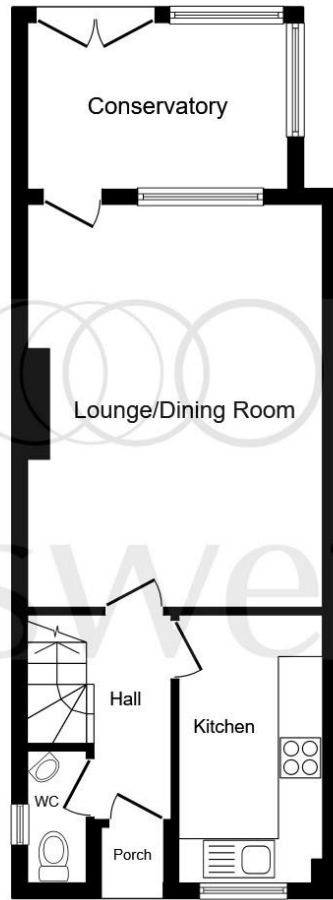


Parkgate Road, Chester CH1 4AG

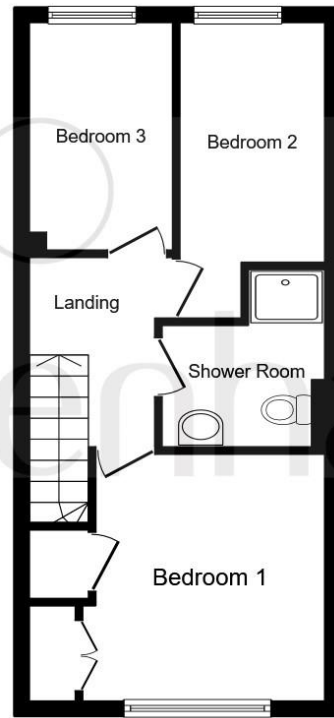
welcome to
Parkgate Road, Chester

*****ATTENTION FIRST-TIME BUYERS and INVESTORS***** A charming mews-style 3-bedroom end terrace house benefitting from gardens to front and rear, parking, and a garage. Surprisingly Spacious, and within walking distance of Chester city centre and University *****NO CHAIN*****

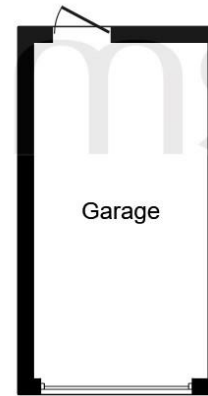




Ground Floor



First Floor



Garage

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 Porch

A pedestrian gate leads to the central pathway with lawn to either side, leading up to the entrance porch, with sheltered recess to the front entrance door.

Entrance Hall

With timber-effect flooring, staircase leading up to the first floor landing, radiator with display shelf over, understairs storage cupboard, and doors leading to the Lounge/Dining Room, Kitchen and Cloakroom/WC.

Cloakroom/WC

With timber-effect flooring, a uPVC double glazed frosted window to the side elevation, low-level WC, and wash basin with tiled splashback.

Lounge/Dining Room

17' 11" x 13' (5.46m x 3.96m)

A lovely living space of generous proportions, with ample space for both sitting and dining, timber-effect flooring, a uPVC double glazed window opening into the Conservatory, and a multi-paned frosted door leading into the Conservatory, central chimney breast with electric fire, coved ceiling, and a radiator.

Kitchen

11' 11" x 6' 5" (3.63m x 1.96m)

Fitted with a range of kitchen units both wall and base with an extensive work surface with drawers and cupboards under, an inset 4-ring gas hob with fan unit over, integral oven and grill combination unit, inset one and a half bowl stainless steel sink and drainer with mixer tap over, a uPVC double glazed window to the front elevation, space and plumbing under work surface for a washing machine, space for an upright fridge freezer, tile-effect flooring, and a radiator.

Conservatory

11' 7" x 7' 4" (3.53m x 2.24m)

With a sloping plastic roof, uPVC double glazed surround with windows overlooking the rear garden, uPVC glazed French doors opening out to the rear terrace and garden, radiator, and internal windows from the Lounge.

First Floor Landing

Stairs leading up from the ground floor to a part-galleried landing with access to the roof storage space and doors leading to all bedrooms and the shower room.

Bedroom One

11' max x 10' 11" (3.35m max x 3.33m)

With a uPVC double glazed window to the front elevation overlooking front garden, a built-in boiler cupboard with wall-mounted Worcester Bosch boiler for central heating and domestic hot water, a mirror-fronted wardrobe cupboard with hanging rail and shelving, and carpet flooring.

Bedroom Two

10' 7" min x 6' 5" (3.23m min x 1.96m)

With a uPVC double glazed window to the rear elevation with views over the garden, and carpet flooring.

Bedroom Three

10' 1" x 6' 3" (3.07m x 1.91m)

With a uPVC double glazed window to the rear elevation with views over the garden, carpet flooring, and a radiator.

Shower Room

This room has been adapted to be disabled friendly in a wet room style with a non-slip wet room floor, low fitted electric shower in a tiled surround, wash basin with tiled splashback, low level WC, part wall tiling, and a ceiling-mounted extractor.

Externally

Outside to the rear there are tiered flagged steps and a patio on multi-levels and steps leading down to a small enclosed garden area with shrubbery bed and the garage. The garden has gated access to the rear, where there is a parking space leading to the garage.

Garage

14' 6" x 7' 9" (4.42m x 2.36m)

Of brick construction with an up-and-over door, rubberised roof, and a rear door leading in from the garden.



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welcome to

Parkgate Road, Chester

- ***NO CHAIN***
- A 3 Bedroom Mews-Style End Terrace House
- Gardens to Front and Rear
- Parking plus Garage
- Close to Chester City Centre and University
- Ready for Immediate Occupation

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

offers over
£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHS118582 - 0004

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