

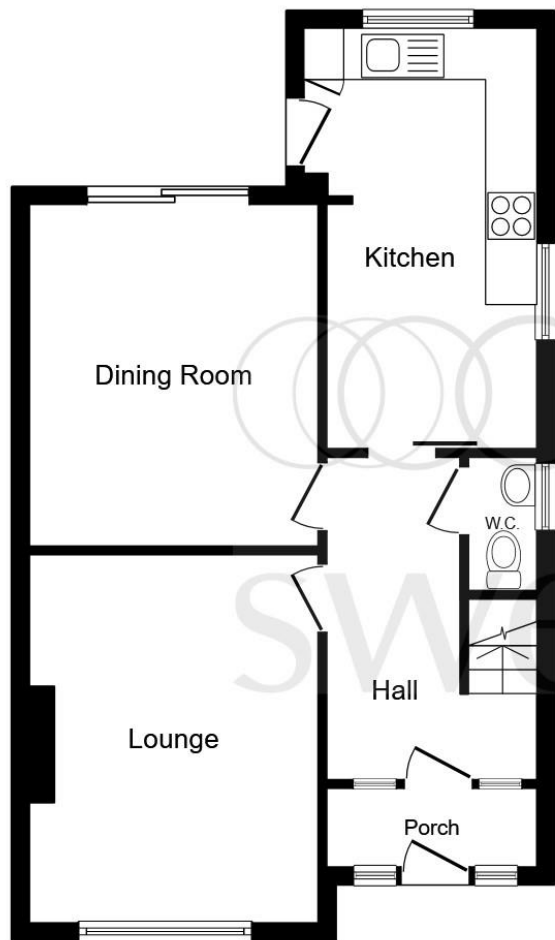


**Park Walk, Chester CH2 2EH**

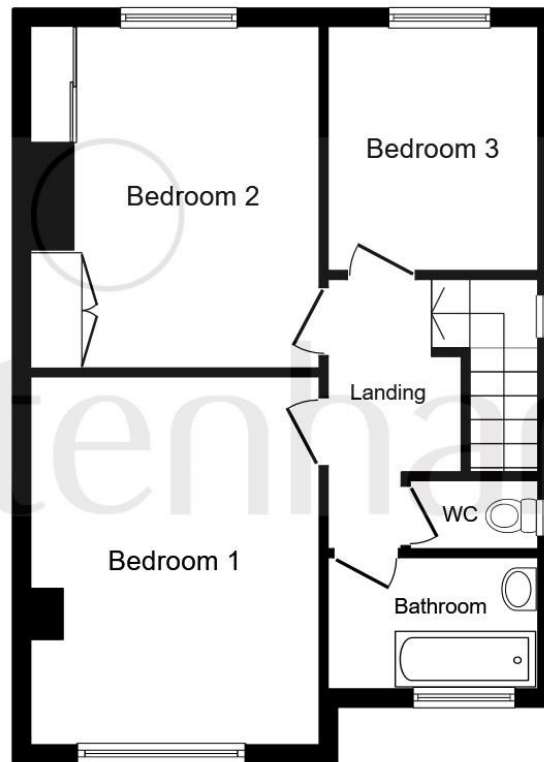
**welcome to**  
**Park Walk, Chester**

A 3-bedroom semi-detached property with an abundance of character with enclosed private rear gardens, a detached garage and off-street parking, which would benefit from a comprehensive scheme of modernisation to provide a lovely family home once again.

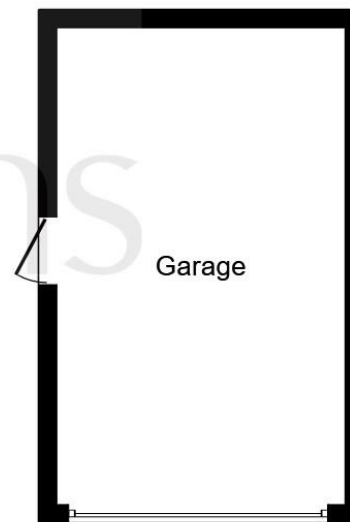




**Ground Floor**



**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](http://www.focalagent.com)

## 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.

**The property is approached** over a driveway and paved pathway leading to the front porch.

## Porch

With a tiled threshold, a uPVC double glazed front door with matching panels adjacent, internal front door with multi-paned frosted glazed inserts and adjacent panels to match, leading into the Entrance Hall.

## Entrance Hall

A wide and light entrance hall with a picture rail, a wall-mounted heater, a turning staircase rising to the first floor landing, carpet flooring, and doors leading into the Lounge, Dining Room, Kitchen, and Cloakroom/WC. We are advised by the Vendor that there is wood parquet flooring underneath the carpet.

## Cloakroom/WC

Situated in the understairs storage space, with a pedestal wash basin with mixer tap, a low-level dual flush WC, coat hanging space, and a uPVC double glazed frosted window to the side elevation.

## Lounge

14' 1" x 11' ( 4.29m x 3.35m )

With a uPVC double glazed window with views over the front garden, a high-level picture rail, a floor-mounted storage heater, a central chimney breast with attached timber fire surround, and carpet flooring. We are advised by the Vendor that there is wood parquet flooring underneath the carpet.

## Dining Room

13' 5" x 11' ( 4.09m x 3.35m )

A generously proportioned room with a central chimney breast with tiled fireplace, tiled hearth and gas fire, picture rail, sliding double glazed patio doors leading out to the rear terrace and garden, and carpet flooring. We are advised by the Vendor that there is wood parquet flooring underneath the carpet.

## Kitchen/Breakfast Room

16' 1" x 7' 11" ( 4.90m x 2.41m )

Comprising fitted kitchen units, both wall and base, work surface with drawers and cupboards under, a stainless steel double drainer and sink unit, a Hotpoint washing machine, a Flavelle gas cooker, fridge/freezer, space for a fridge, wall-mounted heater, decorative wall tiling, extended with a part sloping roof to the rear, uPVC double glazed

windows to the rear and side elevations, and a frosted glazed door leading out to the rear terrace and garden.

## First Floor Landing

Staircase leading up from the ground floor to a part-galleried landing, with a wall-mounted heater at half-landing level, a frosted uPVC double glazed window to the side elevation, access to roof storage space, carpet flooring, and doors leading to the bathroom, separate WC, and all bedrooms.

## Bedroom One

14' 1" x 11' ( 4.29m x 3.35m )

A lovely light room with a double glazed window overlooking the front garden, a floor-mounted storage heater, and carpet flooring. Two wardrobes and the dressing table are included in the sale.

## Bedroom Two

13' 5" x 9' 11" ( 4.09m x 3.02m )

With a uPVC double glazed window with views over the rear garden, a range of fitted wardrobe cupboards with hanging space, shelving and overhead storage, a built-in airing cupboard with tank and shelving, and carpet flooring.

## Bedroom Three

9' 4" x 8' 1" ( 2.84m x 2.46m )

With a uPVC double glazed window overlooking the rear garden, and carpet flooring.

## Bathroom

A coloured suite comprising a panelled bath in a tiled surround with an electric shower over, pedestal wash basin, complementary wall tiling, a ceiling-mounted extractor fan, and a double glazed frosted window to the front elevation.

## WC

A separate WC with low-level WC and a frosted window to the side elevation.



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welcome to

## Park Walk, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A 3-Bedroom Semi-Detached Property
- Light and Spacious Accommodation
- An Abundance of Character
- Enclosed Private Rear Gardens
- Detached Garage plus Off-Street Parking
- Scope for Cosmetic Improvement and Modernisation

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

guide price

**£225,000**



### Externally

The front garden is mainly laid to lawn with a low clipped hedge and flagged pathway leading to the front door, gated access to the rear garden, and a driveway leading to the detached garage.

### Rear Garden

A private and good-sized rear garden with close board timber fencing and mature hedging surround providing a good degree of privacy and security. The principal gardens are laid to lawn with mature shrubbery surrounds, and there is a flagged patio terrace to the rear of the dining room.

### Detached Garage

11' 1" x 18' 4" ( 3.38m x 5.59m )

With an up-and-over door to the front, a pitched roof with overhead storage, and a side door leading from the garden.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHS118424 - 0004

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