



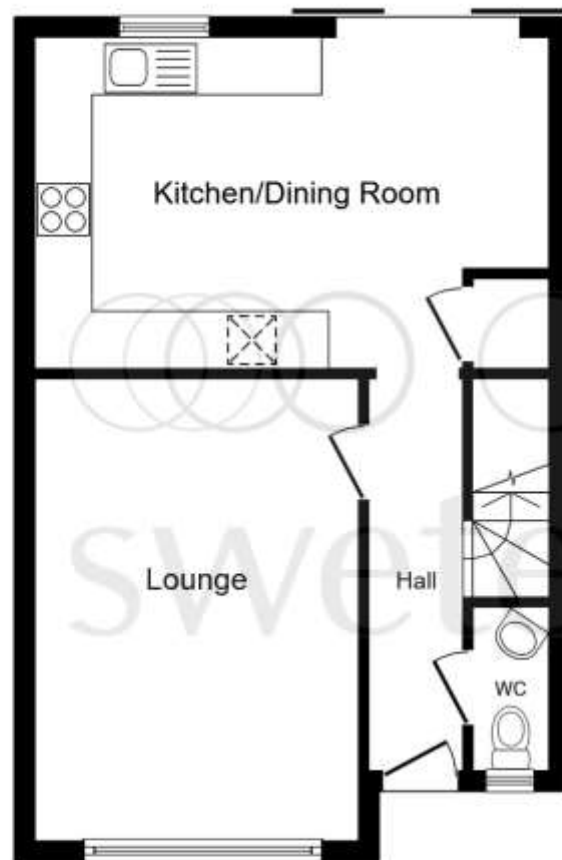
Alanbrooke Road, Saughton, Chester CH3 6FL

welcome to

Alanbrooke Road, Saughton, Chester

NO CHAIN! A large 3-bed semi-detached executive home in a lovely cul-de-sac location on this ever-popular development. Superbly appointed and benefitting from a generous landscaped garden, a lovely open plan kitchen/dining room, 3 bedrooms with an en-suite to the master bedrooms, and solar panels.





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

The property is approached over a flagged pathway to a covered entrance with flagged threshold leading to the front door which has a frosted double glazed panel insert, leading into the Entrance Hall.

Entrance Hall

A wide and light Entrance Hall with staircase rising to the first floor landing, understairs storage cupboard, opening into the Lounge, the Kitchen/Dining Room and the Cloakroom/WC.

Cloakroom/WC

Comprising a low-level dual flush WC, corner-fitted wash basin with mixer tap and tiled splashback, recessed ceiling spotlights, a high-level frosted window to the front elevation, Travertine tiled floor, and a radiator.

Lounge

16' 5" x 10' 9" (5.00m x 3.28m)
A lovely light room with a uPVC double glazed window to the front elevation overlooking the driveway, with radiator under.

Kitchen/Dining Room

17' 8" x 11' 11" (5.38m x 3.63m)
Fitted with an extensive range of wall, base and drawer units with ample timber-effect work surfaces, an inset 4-ring gas hob with chromed splashback and chromed extractor fan unit over, integral dishwasher, multiple cupboard units, tall units containing an integral fridge and freezer unit, built-in oven, grill and microwave combination unit with sliding storage cupboard adjacent, vertical radiator, ample space for a dining table and chairs, understairs utility cupboard with fitted work surface, space and plumbing underneath for a washing machine, a wall-mounted extractor, timber effect flooring, uPVC double glazed patio doors with matching panels adjacent opening to the rear terrace and garden with lovely views over the same, and a further uPVC double glazed window overlooking the rear garden.

First Floor Landing

A turning staircase rises to the first floor part galleried landing, with a uPVC double glazed window to the side elevation, access to the roof storage space, a door to the overstairs storage area and boiler cupboard with wall-mounted gas-fired Combi boiler for central heating and domestic hot water, and a radiator.

Bedroom One

11' 7" x 9' 11" (3.53m x 3.02m)
With a uPVC double glazed window to the front elevation, a range of fitted wardrobe cupboards with hanging space and shelving, and a further recess suited for a drawer unit.

En-Suite Shower Room

Comprising a fully tiled shower cubicle with sliding shower screen door and thermostatic shower valve, wash basin with a mirrored splashback, low-level dual flush WC, electric shaver point, recessed ceiling spotlights, ceiling mounted extractor, and a tiled floor.

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)
A good size double bedroom with a uPVC double glazed window overlooking the rear garden, a recess ideal for fitted wardrobe cupboards, and a radiator.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)
A generous third bedroom currently in use as a study, with a uPVC double glazed window overlooking the rear garden, and a radiator.

Family Bathroom

A contemporary white bathroom suite comprising a panel bath in a tile surround with mixer tap, thermostatic shower valve, and fitted shower screen, wash basin with mixer tap, low-level dual flush WC, vertical chromed towel rail/radiator, wall-mounted electric shaver point, a frosted double glazed window to the front elevation, recessed ceiling spotlights, ceiling mounted extractor fan, and attractive floor and wall tiling.

Outside:

Front

Ample private parking for two cars.

Rear

The rear garden is surrounded by close board timber fencing, offering a good degree of privacy and security. It has been beautifully landscaped with a large Indian stone flagged terrace with sleeper sided steps and shrubbery beds leading up to a level lawn with a further flagged base for a timber garden shed.

Solar Panels

There is a roof mounted 8 panel photo voltaic array with feed in tariff.



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welcome to

Alanbrooke Road, Saughton, Chester

- A Large 3-Bedroom Semi-Detached Home
- Cul-de-Sac Location in a Popular Development
- Generous Landscaped Garden
- En-Suite to Master Bedroom
- Driveway Parking for 2 Cars
- NO CHAIN

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

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHS118166 - 0004

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