



**Roadside, Christleton Chester CH3 6AG**

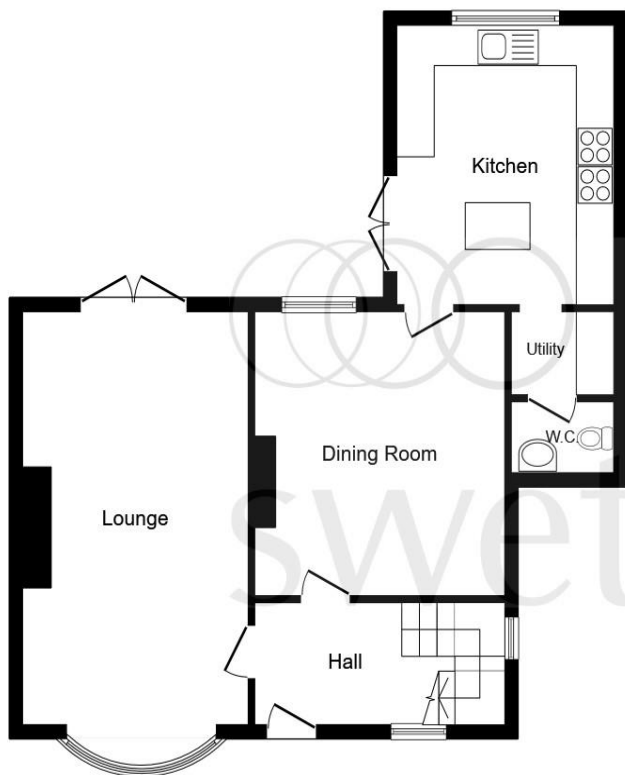


## ***Welcome to***

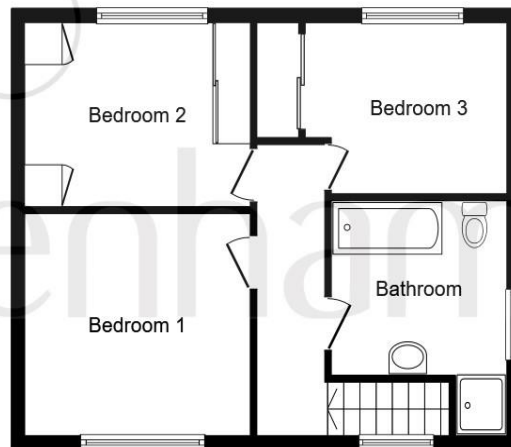
### **Roadside, Christleton, Chester**

This well-proportioned three-bedroom home offers a surprisingly generous layout, making it a great option for families or anyone looking for a bit more space in a sought-after setting backing onto the Shropshire Union Canal.

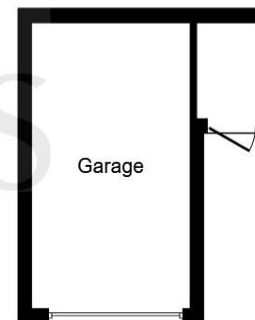




**Ground Floor**



**First Floor**



**Garage**

**Entrance**

**Downstairs W.C**

**Lounge**

20' x 11' 10" ( 6.10m x 3.61m )

**Dining Room**

13' 10" x 12' 10" ( 4.22m x 3.91m )

**Kitchen**

13' 1" x 11' ( 3.99m x 3.35m )

**Utility Room**

5' x 4' ( 1.52m x 1.22m )

**First Floor Landing**

**Bedroom One**

11' 10" x 10' 1" ( 3.61m x 3.07m )

**Bedroom Two**

11' 10" x 8' 1" ( 3.61m x 2.46m )

**Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

**Bathroom**

**Outside To The Front**

**Outside To The Rear**

**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)

## Welcome to

## Roadside, Christleton, Chester

- Three Bedrooms
- Detached Property
- Views over the Shropshire Union Canal
- Generous Garden
- Extensive Off-road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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