



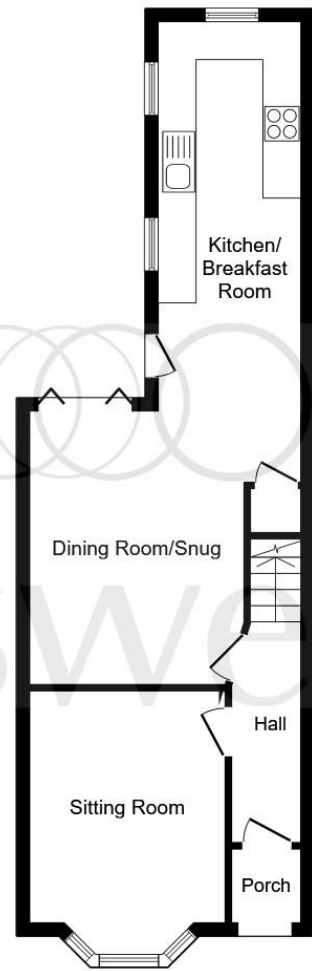
Vicars Cross Road, Vicars Cross, Chester CH3 5NW

welcome to

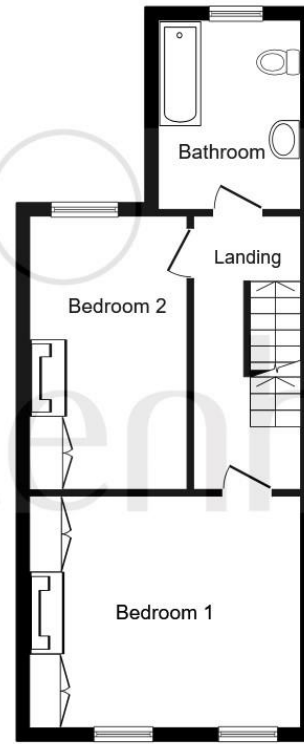
Vicars Cross Road, Vicars Cross, Chester

A superbly presented and characterful 3-bedroom terraced house on 3 floors offering a superb blend period charm and modern convenience. Located within easy reach of local amenities and Chester city centre, the property benefits from off-street parking and delightful, enclosed and private gardens.





Ground Floor



First Floor



Second 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

via a gravel driveway leading to an entrance porch with a tiled threshold and panelled front door.

Entrance Hall

With timber-effect flooring, dado rail, high coved ceiling, radiator, staircase rising to the first floor landing, and doors off to the principal reception rooms.

Front Reception/Sitting Room

14' 6" x 10' 2" (4.42m x 3.10m)

A lovely high ceiling room with a bay window to the front elevation with inset uPVC double glazed sash-style windows. a high-level picture rail, coved ceiling and a central chimney breast with inset cast iron fireplace.

Dining Room/Snug

13' 10" x 10' 11" (4.22m x 3.33m)

Open plan to the kitchen/breakfast room, with timber flooring fitted throughout, high ceilings, uPVC double glazed sash windows overlooking the rear garden, a delightful range of original cupboards with stripped timber fronts and shelving, dado, central chimney breast with recessed fireplace. The current owners have removed the dividing wall and made this open plan to the kitchen/breakfast room, now providing a glorious open plan family living space.

Kitchen/Breakfast Room

23' 1" x 6' 10" (7.04m x 2.08m)

With continuation of the timber-effect flooring, panel walls, a sturdy timber door to the rear garden, and three double glazed windows overlooking the gardens. The kitchen area has an extensive range of fitted kitchen units both wall and base, ample working surface with drawers and cupboards under, a stainless steel sink and drainer unit with mixer tap over, an inset four-ring electric hob, integral oven and grill combination unit, space and plumbing under working surface for a washing machine and tumble dryer, a matching range of wall cabinets, concealed extractor unit, space for an upright fridge freezer, splashback tiling, lovely views over the rear

garden, plank and brace door to understairs storage cupboard.

First Floor Landing

Staircase rises to the first floor landing, which is part galleried with a further staircase rising to the second floor and doors off to

Bedroom One

13' 1" x 11' 9" (3.99m x 3.58m)

A lovely light room with high ceilings and ceiling coving, antique-style radiator, two uPVC double glazed sash-style windows to the front elevation, a central chimney breast with inset cast fireplace and grate with tiled display recess over suitable for a TV, picture rail, a range of built-in wardrobe cupboards with hanging space and shelving and overhead storage.

Bedroom Two

14' x 8' 3" (4.27m x 2.51m)

With a high coved ceiling, high-level picture rail, a uPVC double glazed sash window overlooking the rear gardens, an antique-style radiator, central chimney breast, inset fireplace and adjacent built-in wardrobe cupboard with hanging space, shelving and overhead storage.

Bathroom

A white bathroom suite comprising a large tub-style bath with ornate feet and thermostatic shower over, pancake rain head, mixer tap and fitted shower screen, tiled surround, wash basin, WC, part panel walls to dado height, wall-mounted Worcester gas-fired boiler for central heating and domestic hot water in cupboard surround with storage over, a chrome towel rail/radiator, timber-effect herringbone pattern flooring, and frosted uPVC double glazed sash windows to the rear elevation.

Second Floor Landing

Turning staircase rises to the second floor landing with a uPVC double glazed sash-style window to the rear elevation, and a panel door leading into bedroom three.

Bedroom Three

19' 7" x 9' 2" (5.97m x 2.79m)

A really excellent room currently in use as a cinema room/guest suite with recessed ceiling spotlights, a uPVC double glazed sash window with views over the rear garden, radiator, eaves storage cupboard, and a door leading into the en-suite shower room.

En-Suite Shower Room

Comprising a fully tiled shower recess with thermostatic shower valve and handheld attachment, pancake rain head, shower screen door, low level WC, wash basin in a vanity surround with cupboard under, electric shaver point, ceiling-mounted extractor, chrome towel rail/radiator and timber-effect flooring.

Outside

Front

Gravelled off-street parking.

Rear

The rear gardens, facing almost due south, are superb with a wide paved patio and raised terrace ideal for alfresco dining, with decorative tiled inserts, opening to a large level lawned area with artificial grass. At the foot of the garden is a useful timber garden shed and a variety of planted shrubs and trees, the whole bounded by close board fencing on either flank and mature green screen at the end.



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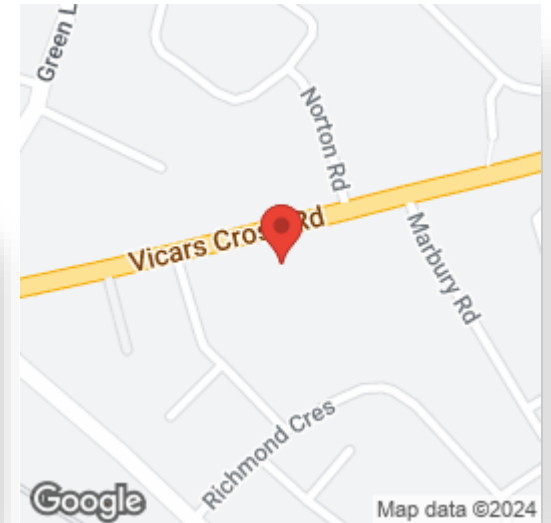
welcome to

Vicars Cross Road, Vicars Cross, Chester

- A Superbly Presented 3-Bedroom Terraced House
- Arranged over 3 Floors
- A Superb Blend of Period Charm and Modern Convenience
- Off-Street Parking
- Delightful, Enclosed and Private Gardens

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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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