



Pulford Court, Chester, CH4 9EU

Price £315,000

Reference: 19432580

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Chester County Council

VIEWING: Add text here



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Description

A fantastic opportunity to purchase an extended 2 double bedroom house with impressive open plan kitchen dining living room presented in excellent condition set amongst a large Parkland' style gardens of approximately 0.3 acres located within the sought after village of Pulford with its excellent road links to Chester, Wrexham and the North West. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed porch, lounge with wood block floor, light and airy living and dining room with raised ceiling, a triple aspect and French doors leading out to the lovely garden. A well appointed fitted kitchen with granite work surface areas. The 1st floor landing gives access to the 2 double bedrooms, both with fitted wardrobes, and a bathroom with shower over the bath. Externally, a double width drive provides parking, gated access to the superb garden with its variety of established trees and privacy hedging, 2 patio areas for outdoor entertaining and garden shed. NO CHAIN. Energy Rating - C (72)

LOCATION

The village of Pulford is conveniently located only 5 miles from the historical riverside city of Chester with its wealth of shopping facilities, restaurants, bars, bus and train station. Excellent road links provide for daily commuting to the major commercial areas of the regions including Wrexham Industrial Estate, Chester Business Park and the North West. Within walking distance of the property is the popular Grosvenor Pulford Hotel & Spa which offers leisure facilities for non staying guests and a choice of restaurants. The adjoining village of Rossett has a well stocked convenience store and a frequent bus service into Chester and Wrexham is within close proximity.



DIRECTIONS

Take the exit signposted Rossett from the A483 Chester to Wrexham bypass and proceed through the village in the direction of Chester. Upon entering Pulford, The Grosvenor Hotel and Spa will be observed on the left, Church on the right, and then take the next right turn into Pulford Court and the property will be immediately observed on the left.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

ENCLOSED PORCH

With wood effect flooring, storage cupboard and six panel door opening to:

LOUNGE

16'9 x 13'3

Featuring Herringbone pattern wood block floor, upvc double glazed window to front with radiator below, stairs to first floor landing, coving to ceiling and double doors opening to:

IMPRESSIVE LIVING/DINING ROOM

25'4 x 11'7

Enjoying an excellent degree of natural light through upvc double glazed windows to front, side and rear, upvc double glazed French doors opening to the garden, high ceiling with inset spotlights, two radiators and tiled flooring continuing into:

KITCHEN

13'4 x 8'8

Fitted with a range of base and wall units complimented by granite work surface areas incorporating circular stainless steel twin bowl sink unit with swan neck mixer tap and upvc double glazed window above, plumbing for washing machine, four ring electric hob, Stoves double oven/grill with stainless steel extractor hood above, part glazed external door and four panel connecting door to the lounge.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANIDNG

With ceiling hatch to roof space and four panel doors off.

BEDROOM ONE

11'3 x 11'1

Upvc double glazed window to front, radiator, fitted sliding door wardrobes and additional storage cupboard housing the 'Main' gas combination boiler.

BEDROOM TWO

11'5 x 7'8

A double bedroom with upvc double glazed window to rear, radiator and built-in sliding door wardrobe.

BATHROOM

Appointed with a modern suite of low flush w.c, wall hung wash bowl with mixer tap, bath with mixer tap, shower over and splash screen, upvc double glazed window, shaver socket, fully tiled walls and chrome heated towel rail.

OUTSIDE

The property is approached along a double width decorative gravelled driveway providing parking for two cars, stone paved path to entrance door with laurel privacy hedging to side. A garden gate leads into the unusually large side garden which offers excellent outdoor entertaining space for both children and adults that includes a large stone paved patio area which is ideal for alfresco dining, lawned garden, established protected trees, privacy hedging, decorative slate borders, double timber access gates, courtyard style block paved patio area, garden shed, cold water tap, external lighting and external socket.

COUNCIL TAX BAND - D