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9 Henshall Street, Chester, CH1 4HQ

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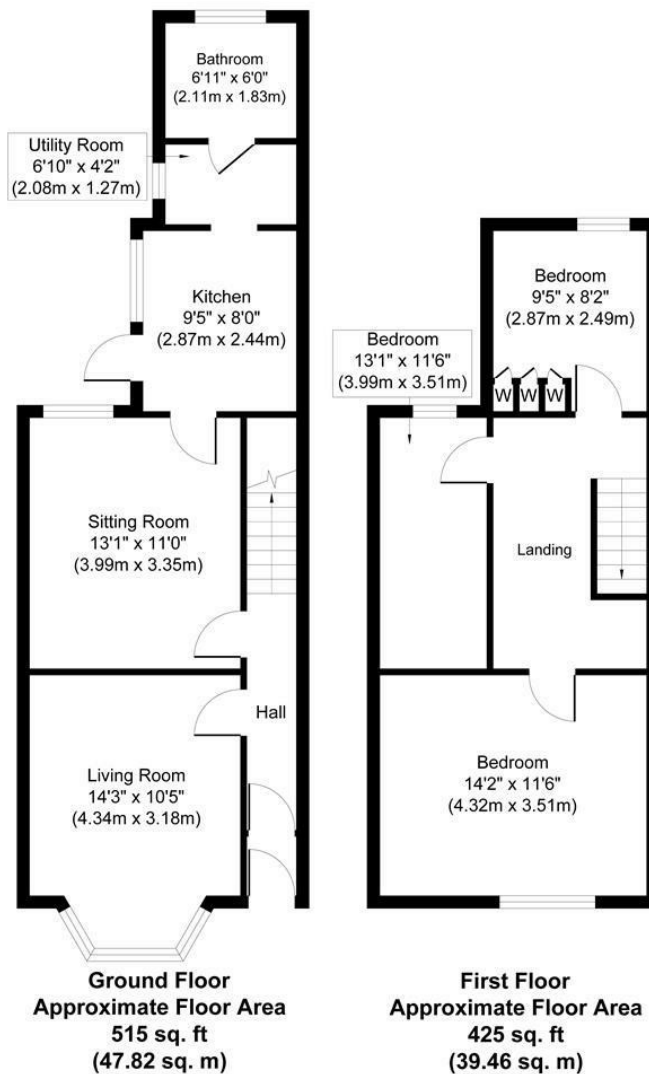
Offers Over £220,000

Nestled on Henshall Street in the vibrant city of Chester, this mid-terraced house presents an excellent opportunity for both investors (previously a registered HMO) or someone looking to make it their forever home. Being offered with No Ongoing Chain, the property boasts three/four well-proportioned bedrooms, making it a versatile choice for those seeking spacious living.

Upon entering, you are greeted by an inviting entrance vestibule that leads into a hallway adorned with original Minton tiled flooring. The ground floor features a generous bay-fronted living room (bedroom one), a separate sitting room, kitchen leading through to a utility room, and bathroom. The first floor accommodates three good-sized bedrooms, providing ample space for family or guests. The property benefits from UPVC double glazed windows and gas central heating.

There is a walled garden to the rear with paved pathway and patio area. On-street parking is available to the front, adding to the convenience of this lovely home.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Vestibule

Dado rail and original Minton tiled flooring.

Entrance Hall

Continued original Minton tiled flooring from Vestibule, radiator, dado rail and staircase to first floor.

Living Room/Bedroom One

14'3" into bay x 10'5"
UPVC double glazed bay window to front elevation and radiator.

Sitting Room

13'1" x 11'0"
UPVC double glazed window to rear elevation, radiator and door through to:-

Kitchen

9'5" x 8'0"
Fitted with a range of wood laminate wall, base and drawer units with laminate roll top work surfaces, inset stainless steel sink unit with drainer and mixer tap. Tiled splashbacks, integrated electric oven, gas hob with built-in extractor over. Ceramic tiled flooring, UPVC double glazed window to side and UPVC double glazed door providing access to the rear garden. Archway access through to:-

Utility Room

6'10" x 4'2"
Fitted range of wood laminate base units, plumbing for automatic washing machine and space for fridge/freezer. Continued ceramic tiled flooring, UPVC double glazed window to side. Door to:-

Bathroom

6'11" x 6'0"
With suite in white comprising panelled bath with glazed shower screen and shower unit over, pedestal wash hand basin and low level WC. Continued ceramic tiled flooring, fully tiled walls with ornate tiling, recessed spotlighting, radiator, UPVC double glazed window to rear.

First Floor

Staircase leads from hall to first floor landing. Loft access.

Bedroom Two

9'5" x 8'2"
Fitted triple wardrobe with timber louvre doors with the single wardrobe housing a concealed 'Glow Worm' combination controlled central heating boiler, radiator, UPVC double glazed window to rear.

Bedroom Three

13'1" x 11'6"
Radiator, UPVC double glazed window to rear elevation.

Bedroom Four

14'2" x 11'6"
Radiator, UPVC double glazed window to front elevation.

Outside

The property benefits from a larger than average walled courtyard to the rear with paved pathway and patio area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances

Not energy efficient - higher running costs

(including central heating if fitted) referred to in these particulars and purchasers are advised to obtain a professional survey in writing order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC

