

**Alanbrooke Road, Saughton, Chester
CH3 6FL**

Grow
SALES + LETTINGS

Price: £350,000

- Larger than Average 3 Bedroom Semi Detached House
- Peaceful Cul de Sac Location with Woodland Views
- Set in Chester with Easy Access to Liverpool, Manchester and North Wales
- Off Road Parking
- Solar Panels and A rated EPC
- Landscaped Rear Garden
- Modern Home built 2017
- Open Plan Kitchen / Family Room



A beautifully presented modern home set in the desirable in Chester.

A perfect family home with 3 larger than average bedrooms, family bathroom, ensuite and downstairs wash room. There is also a large lounge and fantastic modern kitchen/diner with a wealth of cupboard space and integrated appliances.

There is a well landscaped garden to the rear plus built in solar panels making it a very energy efficient home with an A rated EPC.

The property itself it set in a private cul de sac with lovely woodland aspect and offers a quiet home that's also close to local parks, walks, shops, schools and Chester City Centre



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Front

Set within a quiet cul de sac with lovely woodland aspect, the property is set back from the road with off road parking for 2 vehicles, a lawned area with established shrubs. Canopy porch area with composite door opening to the Entrance Hallway

Entrance Hallway

Doors to Lounge, Kitchen/Diner, Bathroom and under stairs storage cupboard. Wall mounted radiator and stairs to the first floor

Lounge 16' 5" x 10' 9" (5.00m x 3.27m)

PVC double glazed window to front aspect, wall mounted radiator

Wash Room

A modern suite comprising close couple WC and wall mounted wash hand basin, PVC double glazed window to front aspect

Kitchen/Diner 17' 8" x 11' 11" (5.38m x 3.63m)

A beautiful and well presented range of wall, drawer and base units with worktop, inset gas hob with Smeg extractor hood over, built in Smeg eye level oven with built in Smeg microwave, integrated fridge and freezer, integrated dishwasher and stainless steel 1.5 bowl sink unit with mixer tap Built in cupboard housing plumbing for a washing machine and storage. Wall mounted panel radiator PVC double glazed window to rear and PVC double glazed patio doors opening to the rear garden



First Floor Landing

PVC double glazed window to side aspect, doors to Bedrooms and Bathroom, over stairs storage cupboard and access to roof space, wall mounted radiator

Bedroom One 11' 7" x 9' 11" (3.53m x 3.02m)

PVC double glazed window to front aspect, built in wardrobe, wall mounted radiator, door to En-Suite



En-suite

A modern suite comprising double shower cubical with power shower, wall mounted wash hand basin and close coupled WC

Bedroom Two 11' 10" x 9' 11" (3.60m x 3.02m)

PVC double glazed window to rear aspect, wall mounted radiator

Bedroom Three 9' 9" x 8' 5" (2.97m x 2.56m)

PVC double glazed window to rear aspect, wall mounted radiator

Family Bathroom 8' 7" x 6' 4" (2.61m x 1.93m)

A modern suite comprising a panelled bath with power shower plumbed in over, wall mounted wash hand basin and close coupled WC, obscure PVC double glazed window to front, wall mounted towel radiator

Rear Garden

A well landscaped garden with a raised lawn area with reclaimed sleeper flower beds, indian stone patio area, access to front via timber gate, outside tap, timber fencing surround



FLOORPLAN

