

Green Lane Estate, Sealand, CH5 2NB

Grow
SALES + LETTINGS

Price of £160,000

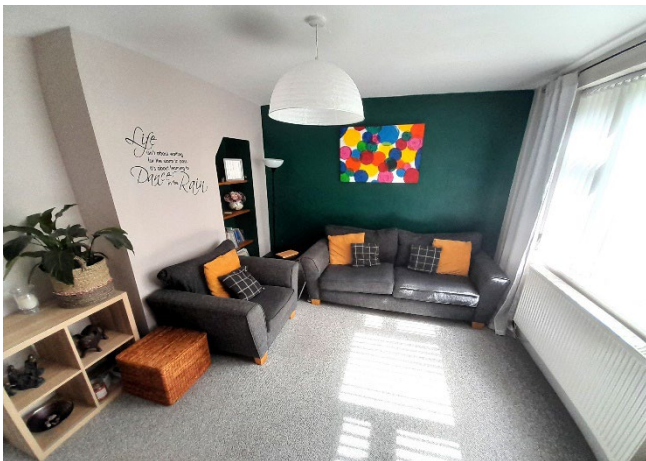
- 2 Double Bedroom House
- Large Lounge and Kitchen/Diner
- Boot Room
- Lovely Wrap Around Garden
- Quiet Estate Close to Chester and North Wales
- Off Road Parking
- Perfect First Home or Family Home
- Private and Enclosed Rear Garden



A beautifully presented 2 double bedroom home set on a popular estate close to Chester and North Wales.

A spacious home with larger than average kitchen/diner, a bright and sunny lounge with views over green field, family bathroom and 2 double bedrooms.

There is a lovely wrap around garden to the front and side, plus an enclosed rear garden with off road parking for circa 2 vehicles.



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Front

With a beautiful communal lawn area with well established trees, the property has a wrap around front garden laid to lawn with mature hedge boundary. Paved pathway leading to a decorative composite door which opens to the Hallway

Entrance Hall

Archway to Lounge

Lounge 16' 7" x 11' 8" (5.05m x 3.55m)

PVC double glazed window to front aspect with beautiful green views, wall mounted radiator, door to storage cupboard with space for a tumble dryer, stairs to the first floor, door to Kitchen



Kitchen/Diner 16' 7" x 9' 6" (5.05m x 2.89m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel 1.5 bowl sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, built in oven with gas hob over and extractor fan. Tiled splashbacks, wall mounted combination boiler, wall mounted radiator PVC double glazed window to the rear garden, PVC double glazed door to Boot Room



Boot Room

PVC double glazed door to the rear garden, storage cupboard

First Floor Landing

Obscure PVC double glaze window to the side aspect, access to the roof space and doors to Bedrooms and Bathroom

Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

A modern suite comprising a large P-Shaped bath with shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC. Part tiled walls, obscure PVC double glazed window to the rear

Bedroom Two 10' 2" x 9' 5" (3.10m x 2.87m)

PVC double glazed window to the rear aspect, wall mounted radiator

Bedroom One 16' 7" x 11' 8" (5.05m x 3.55m)

A larger than average bedroom with alcove suitable for a fitted wardrobe, PVC double glazed picture window to the front with views over the green, wall mounted radiator



Rear Garden

An enclosed garden with timber fencing surround, timber gate to side and rear, lawn area, patio area and a wealth of mature shrubs, trees and flower beds. Outside tap



Important Information

The property is for sale FREEHOLD, however the estate it a privately owned one and each house pays a monthly service charge which covers the maintenance of the estate including communal lawn areas and children's playground. The service charge for 2024 is £594.12 per annum

FLOORPLANS

