

Ash Lane, Mancot, CH5 2BR

Grow
SALES + LETTINGS

Price: £210,000

- 3 Bedroom Traditional Bay Fronted Semi Detached House
- Open Plan Lounge / Dining Room
- Newly Fitted Kitchen and Bathroom
- Off Road Parking
- Larger than Average Rear Garden
- Perfect Family Home
- Close to Local Shops and Schools
- Easy Access to Chester and North Wales



A well presented traditional bay fronted semi detached home set in a desirable village. Great access to local amenities including shops and schools, plus Chester and North Wales are a brief drive away.

A perfect family home with high ceilings, spacious rooms and a larger than average rear garden. Refurbished with a newly fitted kitchen and bathroom, plus a full damp proof course with a 20 year warranty.

The ground floor has been re-plastered and there is a downstairs washroom. Offered for sale chain free, this is a great opportunity to own a lovely family home



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Front

Set back from the road with off road parking for circa 2 vehicles, a decorative archway with a composite door which opens to the Entrance Hallway

Entrance Hallway

Wall mounted radiator, doors to Lounge, Kitchen and Washroom. Stairs to the First Floor

Wash Room

A wall mounted wash hand basin and close coupled WC. Obscure double glazed window to side

Lounge 12' 7" x 11' 9" (3.83m x 3.58m)

Double glazed box bay window to the front aspect, wooden mantle with space for a fireplace, picture rail, wall mounted radiator, archway opening to the Dining Area



Dining Area 11' 9" x 11' 9" (3.58m x 3.58m)

Double doors opening to the Sun Room, wall mounted radiator, picture rail

Sun Room 8' 8" x 6' 6" (2.64m x 1.98m)

Double glazed window overlooking the rear garden, door to Kitchen, Double glazed door opening to the rear garden

Kitchen 15' 8" x 6' 4" (4.77m x 1.93m)

A newly fitted range of modern wall, drawer and base units, worktop with composite sink unit with mixer tap, built in oven with gas hob over and canopy extractor hood. Plumbing for a washing machine, space for fridge freezer.

Wall mounted combination boiler, double glazed windows to side and rear. Wall mounted radiator

First Floor Landing

Double glazed window to side, doors to Bedrooms and Bathroom, access to roof space

Bathroom 8' 3" x 6' 7" (2.51m x 2.01m)

A fitted suite comprising a panelled bath with shower plumbed in over, vanity wash hand basin and close coupled WC. Wall mounted radiator, obscure double glazed window to the side. storage cupboard



Bedroom One 14' 2" x 12' 0" (4.31m x 3.65m)

A spacious and bright room with double glazed box bay window to the front aspect, wall mounted radiator



Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

Double glazed window to the rear garden, wall mounted radiator

Bedroom Three 8' 3" x 6' 7" (2.51m x 2.01m)

Double glazed window to the front aspect, wall mounted radiator, built in over stairs storage cupboard

Rear Garden

A beautifully landscaped, low maintenance garden laid mostly to lawn with patios areas. Timber fencing surround and timber gate to side access, with mature shrubs and flowerbeds

FLOORPLANS

