

Offers in Excess of £160,000

- Beautifully Presented 2 Double Bedroom House
- Modern Bathroom with Shower Cubical
- Modern and Stylish Kitchen/Diner
- Private Front and Rear Gardens
- Off Road Parking
- Popular Residential Estate
- Perfect First Home or Buy to Let Investment

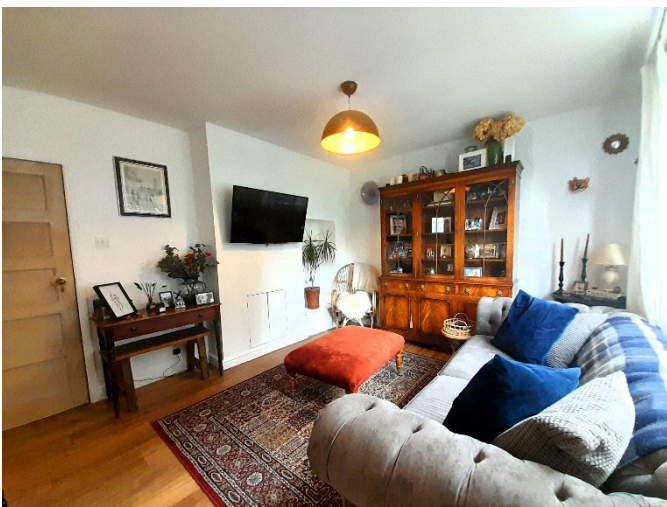


A beautifully presented and modern home set in a popular residential estate, a perfect first home or buy to let investment.

It has a recently finished modern kitchen and bathroom and has been redecorated neutrally throughout.

A beautiful garden to the front and rear with views over a green with established trees and children's play area and off road parking for 2-3 vehicles.

Excellent access to Chester, North Wales, Liverpool and Manchester



Front

A front garden beautifully landscaped and laid to decorative paving with flower beds and timber fencing surround, overlooking a communal green with established trees and shrubs and a children's play area. Composite door opening to the entrance hallway

Entrance Hallway

Stairs to the first floor, wall mounted radiator, wood panelled door opening to the lounge

Lounge 12' 4" x 10' 4" (3.76m x 3.15m)

PVC double glazed window to the front overlooking the green with tree views, wall mounted radiator, built in storage cupboard, door opening to the kitchen/diner



Kitchen/Diner 16' 3" x 9' 6" (4.95m x 2.89m)

A beautiful and modern range of wall, drawer and base units, worktop with inset stainless steel sink unit with spray mixer tap, inset gas hob with glass canopy extractor hood over, built in eye level double oven. built in under stairs pantry cupboard Integrated dishwasher, plumbing for washing machine and space for a fridge freezer, wall mounted Baxi boiler PVC double glazed door overlooking the rear garden, timber door opening to the rear garden



First Floor Landing

Doors to bedrooms and bathroom, access to roof space

Bedroom One 13' 3" x 11' 6" (4.04m x 3.50m)

PVC double glazed window overlooking the green, wall mounted radiator, built in overstairs wardrobe with double doors



Bedroom Two 9' 7" x 8' 7" (2.92m x 2.61m)

PVC double glazed window to the rear, wall mounted radiator, two alcove storage areas



Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

A recently fitted modern suite comprising a large shower cubical with power shower with drencher attachment, vanity wash hand basin and close coupled WC, part tiled wall, tiled floor, chrome towel radiator, obscure PVC double glazed window to the rear



Rear Garden

A private and enclosed garden with timber fencing surround, indian stone patio area, outside power point, timber gate opening to the rear parking area with timber storage shed, timber bin storage area and off road parking for circa 3 vehicles



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

