



MERCER WAY, SALTNEY, CHESTER

£170,000

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- DRIVEWAY
- SPACIOUS GARDEN
- FITTED WARDROBE
- CLOSE TO AMENITIES



MERCER WAY, SALTNEY, CHESTER

2
BED

1
BATH

1
RECEPTION

Offered with no onward chain, this well-presented semi-detached bungalow is located in a popular residential area, close to local amenities. The accommodation comprises an entrance hall, lounge/dining room, kitchen, two bedrooms, and a shower room. To the front of the property is a concrete driveway, and at the rear, a well-maintained garden.

The bungalow is set back from the main road, with a front lawn and driveway. It can be accessed either through a front door leading into a porch or via a side door that opens into the kitchen.

Inside, the porch has doors leading to the living room or the kitchen. The living room is a spacious, light-filled room with a curved bay window to the front elevation. The kitchen is fitted with a range of base and wall units, a one-and-a-half-bowl sink, a freestanding cooker, and spaces for appliances. The kitchen also houses the property's boiler.

At the rear of the property are the two bedrooms. The master bedroom is a good-sized double with fully fitted wardrobes and overlooks the garden. Bedroom two is slightly smaller and has a glass door leading out to the garden; this room could also serve as a dining room or home office. Both bedrooms are served by a three-piece bathroom,

comprising a WC, sink, and bath with a shower over. There is also a linen cupboard that houses the hot water tank.

Externally, the property boasts a fantastic rear garden, positioned to face south-west, ensuring it enjoys plenty of sunlight throughout the day. To the front, a long driveway provides off-road parking for multiple vehicles.

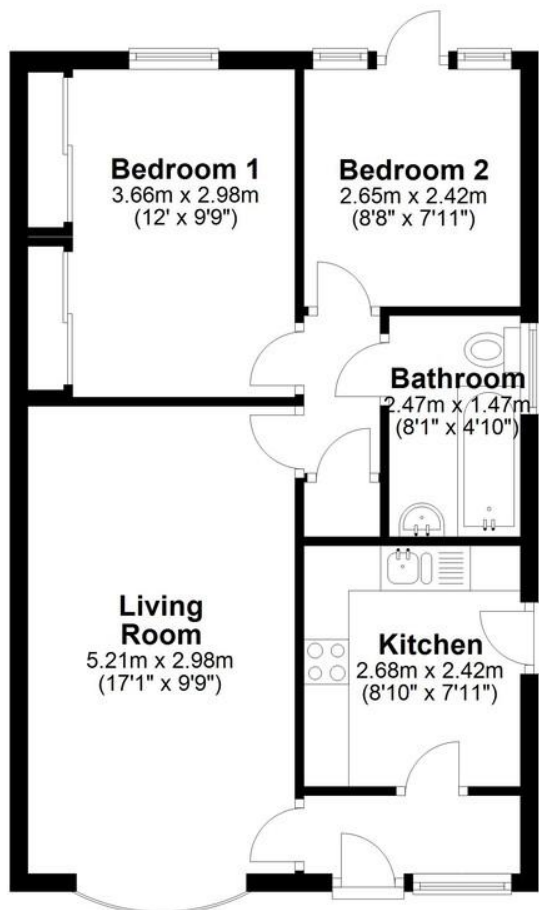






Ground Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 49.5 sq. metres (533.0 sq. feet)

TOTAL FLOOR AREA

533 sq ft / 50 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk