

CHANGING HOME



3 Allansford Avenue | Waverton | Chester | CH3 7QH

£425,000

A substantial 4 bedroom detached family home in the heart of popular Waverton. The property has great potential but requires some cosmetic refurbishment. There is an integral double garage and large rear garden. Ample parking to front. UPVC double glazed. NO ONWARD CHAIN. Early viewing advised.

Property Description

LOCATION

The very popular village of Waverton is set just to the east of Chester in the heart of the beautiful Cheshire Countryside. The village has local shops and public houses. There is a Church and Village Institute. The village has an excellent primary school and is in catchment for renowned Christleton High School. Eaton Golf Course is also very close at hand. Access to the main road network is simple and Chester is easily accessed.

STORM PORCH

With a tiled floor.

HALL

Accessed via a composite front door and with 2 frosted UPVC double glazed windows and radiator. Understairs store area

LIVING ROOM

19' 8" x 11' 10" (5.99m x 3.61m) With UPVC double glazed patio doors to the rear garden and UPVC double glazed window to the front. 2 radiators and 4 wall light points. Electric fire.

DINING ROOM

9' 9" x 10' 0" (2.97m x 3.05m) With radiator and UPVC double glazed window.

KITCHEN/BREAKFAST ROOM

11' 10" x 10' 5" (3.61m x 3.18m) With a range of fitted wall units. Stainless steel sink unit. Large electric hob, oven and grill. Partly tiled walls and extractor fan. Radiator, space for a fridge and dishwasher. UPVC double glazed window.

UTILITY ROOM

10' 5" x 5' 2" (3.18m x 1.57m) With central heating boiler, fitted wall and floor units. Space for a washing machine, tumble dryer and freezer. UPVC double glazed window and UPVC double glazed door to the side.

CLOAKROOM

5' 10" x 5' 7" (1.78m x 1.7m) With a suite of a WC and wash hand basin on a vanity unit. Radiator, spotlights and frosted UPVC double glazed window.

LANDING

With large built in linen cupboard and loft access.

BEDROOM 1



14' 7" x 12' 4" (4.44m x 3.76m) With a range of fitted wardrobes, cabinets and dressing table. Radiator and UPVC double glazed window.

EN-SUITE

6' 0" x 5' 8" (1.83m x 1.73m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled walls and frosted UPVC double glazed window.

BEDROOM 2

15' 9" x 11' 0" (4.8m x 3.35m) With built in wardrobes, radiator and 2 UPVC double glazed windows.

BEDROOM 3

12' 1" x 11' 0" (3.68m x 3.35m) With radiator and 2 UPVC double glazed windows.

BEDROOM 4

19' 10" x 7' 1" (6.05m x 2.16m) With radiator and UPVC double glazed window.

BATHROOM

12' 4" x 6' 7" (3.76m x 2.01m) With a WC, wash hand basin, tiled shower cubicle and panelled bath. Partly tiled walls, radiator, spotlights and radiator.

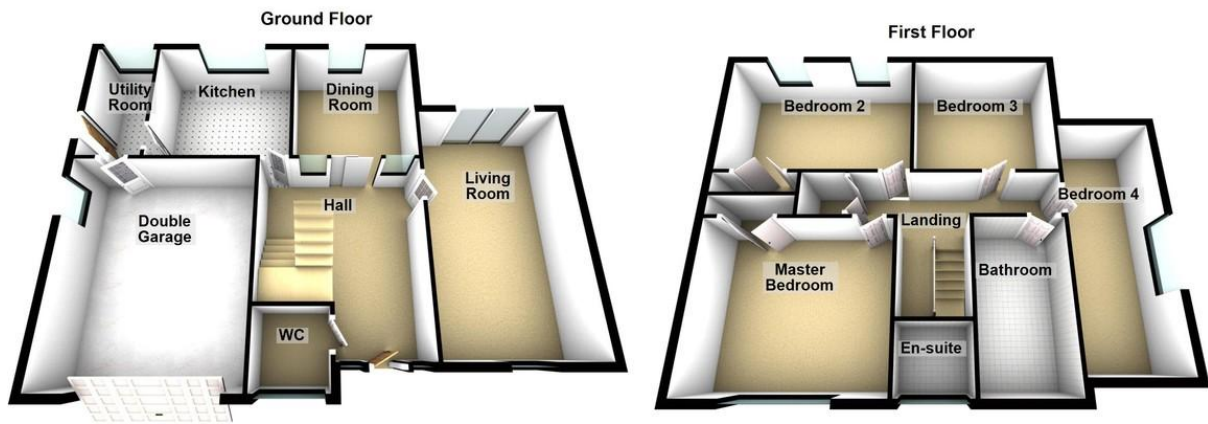
DOUBLE GARAGE

17' 4" x 14' 7" (5.28m x 4.44m) With electronic up and over door. Power and light. Frosted window and shelves. Plumbing for a tumble dryer.

OUTSIDE

To the front is a block paved parking area and lawn. A gate leads along the side of the property to a large rear garden. The garden has a lawn, patios and gravel area.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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