

CHANGING HOME



Green Lane | Vicars Cross | Chester | CH3 5LA

£300,000

A traditional and most spacious 3 bedroom semi detached home set in popular Vicars Cross with potential to extend subject to consents.

Porch, hall, living room, dining room and kitchen. 3 bedrooms and bathroom. Good sized gardens. Ample parking. Mainly UPVC double glazed. NO ONWARD CHAIN.

Property Description

LOCATION

The property sits on Green Lane in the heart of popular Vicars Cross. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport.

STORM PORCH

With a tiled floor.

HALL

Accessed a timber partly glazed front door with 2 frosted windows. Radiator and picture rail.

LIVING ROOM

11' 10" plus bay x 11' 2" (3.61m x 3.4m) With a UPVC double glazed bay window to the front. Picture rail, radiator and feature cast iron fireplace.

DINING ROOM

12' 3" plus bay x 11' 2" (3.73m x 3.4m) With a UPVC double glazed bay window with double doors within. Cast iron feature fireplace and 2 wall light points. Radiator and picture rail.

KITCHEN

14' 1" x 4' 11" (4.29m x 1.5m) With a range of fitted floor and wall units. 1 1/2 bowl sink unit. Space for a gas cooker, washing machine and fridge/freezer. Stainless steel extractor hood. Partly tiled walls and spotlights. 2 UPVC double glazed windows and door to the rear.

CLOAKROOM

With wash hand basin and WC. Frosted window and partly tiled walls.

LANDING

With picture rail and frosted UPVC double glazed window. Loft access.

BEDROOM 1

11' 10" plus bay x 11' 3" (3.61m x 3.43m) With fitted wardrobes, picture rail, radiator and UPVC double glazed bay window.

BEDROOM 2

12' 5" x 11' 1" (3.78m x 3.38m) With radiator and UPVC double



glazed bay window.

BEDROOM 3

7' 10" x 6' 2" (2.39m x 1.88m) With picture rail, radiator and UPVC double glazed bay window.

BATHROOM

6' 2" x 7' 6" (1.88m x 2.29m) With a white suite of a WC, wash hand basin and panelled bath with shower over. Radiator, frosted UPVC double glazed window, tiled walls and recessed spotlights.

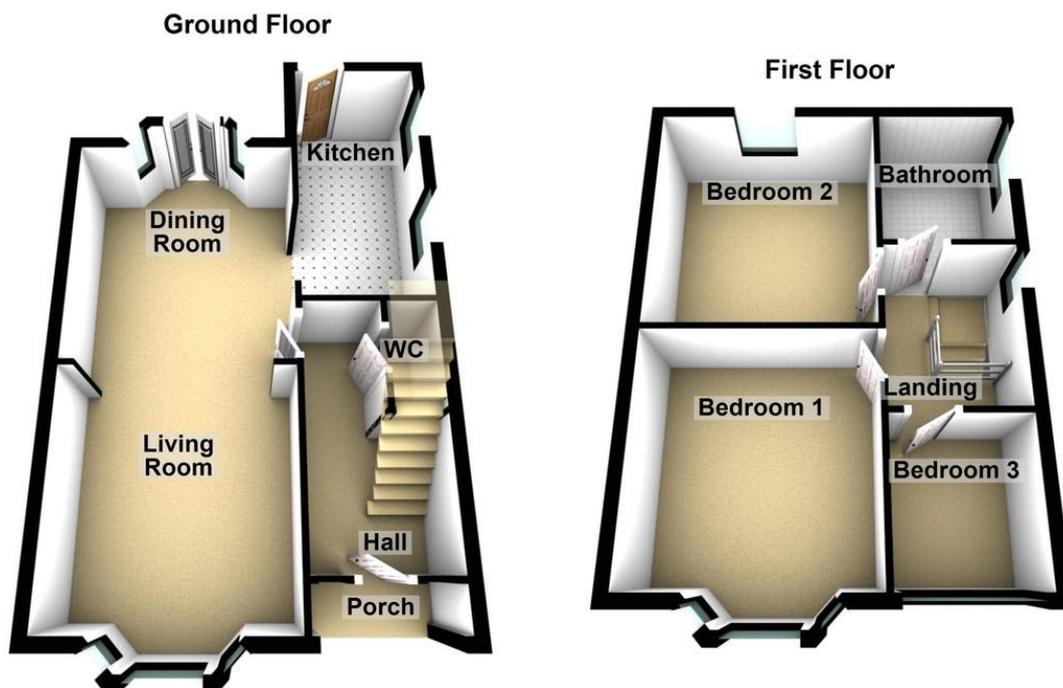
OUTSIDE

To the front is a gravel drive to provide ample parking and a lawn. Double timber gates lead to the side area with shed and tap. A further gate leads into the rear garden with a patio, lawn and decked area.

VACANT POSSESSION

The property is currently tenanted and notice has been served with vacant possession from 23rd October 2021.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

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

Contact Details

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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements