

CHANGING HOME



Mayfield Park | Saltney | Chester | CH4 8FA

£255,000

A most impressive modern detached three bedroom two bathroom detached family home that has undergone a major internal refurbishment within the last 12 months and is now beautifully appointed. With parking to the front and neatly presented rear garden the property offers a great deal and strongly merits early internal inspection.

Property Description

LOCATION

The property part of a popular modern development just to the west of Chester. Chester City Centre is a short drive away and well served by public transport. Saltney High School is a short walk away as is Morrison's Superstore. Chester Business Park, Airbus, Broughton Retail Park and the main A55 are easily accessed.

PROPERTY

The property consists: hall, spacious living room, kitchen/diner and cloakroom. Master bedroom with en-suite, 2 further bedrooms and bathroom. gas central heating and UPVC double glazed.

Within the last 12 months the property has been fully redecorated, fitted with new flooring throughout and had the kitchen, cloakroom and en-suite refurbished with the bathroom being partially refurbished.

HALL

The Hall is accessed via a Storm Porch and a composite front door. There is a radiator, UPVC double glazed window to the side and wood effect laminate floor.

LIVING ROOM

12' 7" x 13' 8" (3.84m x 4.17m) max plus bay. With a UPVC double glazed bay window, radiator and wood effect laminate floor.

KITCHEN/DINER

16' 8" x 9' 8" (5.08m x 2.95m) approx. This superb dual purpose room has massively benefitted from having a superb new fitted kitchen installed within the last 12 months. There is a range of fitted floor and wall units with 1 1/2 bowl sink unit. Also an integral fridge/freezer, dishwasher and washing machine. Oven and hob with stainless steel extractor hood over. UPVC double glazed window and UPVC double glazed French doors onto the rear garden. Under stairs cupboard, extractor fan, recessed spotlights and wall mounted combi boiler. Wood effect laminate floor.

CLOAKROOM

7' 0" x 3' 3" (2.13m x 0.99m) The cloakroom has been fully refurbished within the last 12 months and has an attractive white suite of a WC and wash hand basin on a vanity unit. Heated towel rail, wood effect laminate floor, partly tiled walls, extractor fan and frosted UPVC double glazed window.

LANDING

With a built in cupboard and radiator. Loft access via a drop down ladder. The loft is around two thirds boarded.



BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.1m) With a UPVC double glazed window, radiator and recessed spotlights.

EN-SUITE

Another room to benefit for refurbishment with a white suite of a WC, wash hand basin on a vanity unit and tiled shower cubicle. Recessed spotlights and extractor fan. Tiled floor and partly tiled walls. Frosted UPVC double glazed window.

BEDROOM 2

9' 10" x 9' 4" (3m x 2.84m) With a radiator, UPVC double glazed window and wood effect laminate floor.

BEDROOM 3

7' 11" x 6' 3" (2.41m x 1.91m) With radiator and UPVC double glazed window.

BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m) The family bathroom has had a partial refurbishment and has a white suite of WC, wash hand basin on a vanity unit (recently installed) and a paneled bath with shower and screen over. Tiled floor and fully tiled walls. heated towel rail and extractor fan. Frosted UPVC double glazed window.

PARKING

To the front is a tarmac drive to allow parking for two cars.

GARDEN

A gate at the said of the house gives access to the rear garden. There is a patio, artificial lawn, tap and garden shed. The shed has power, light, consumer unit and 2 double sockets.





Tenure

Freehold

Council Tax Band

E

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
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

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