

CHANGING HOME



39 Gladstone Avenue | | Chester | CH1 4JX

Offers Over

An extended & most attractive fully renovated THREE bedroom terraced home close to Chester City Centre. The property is spacious throughout and benefits from a converted loft room. Viewing highly recommended. Offered with NO ONWARD CHAIN this property is ready to move into!

Property Description

LOCATION

The property is set a short walk from the River Dee and within walking distance of the City Centre and Greyhound Retail Park. There are local shops and pubs close at hand.

HALL

12' 8" x 3' 0" (3.88m x 0.93m) Accessed through front door, tiled flooring and radiator.

LIVING AREA

14' 2" x 10' 2" (4.32m x 3.10m) With UPVC bay windows, radiator, spotlights and feature fireplace.

DINING AREA

12' 9" x 9' 4" (3.91m x 2.85m) With UPVC window looking out to rear of the property, tiled flooring, radiator, storage cupboard and door leading to downstairs cloakroom/WC.

KITCHEN

12' 1" x 8' 10" (3.70m x 2.71m) With an attractive fitted kitchen with a range of fitted floor and wall units with wood effect worktops. Integral fridge/freezer, washing machine and dishwasher. Induction hob with stainless steel extractor hood over. Oven and grill. Bowl sink unit with mixer tap. Ideal combi boiler. UPVC double glazed window and radiator. Tiled floor and recessed spotlights. Built in breakfast bar.

SNUG

9' 0" x 8' 6" (2.75m x 2.61m) Set beyond the kitchen and a very useful addition to the property with a tiled floor, skylight window and vertical radiator. UPVC double door leading to the rear garden.

DOWNSTAIRS W/C

With a white suite of a WC and wash hand basin on a vanity unit. Half tiled walls, tiled floor and radiator.

BEDROOM ONE

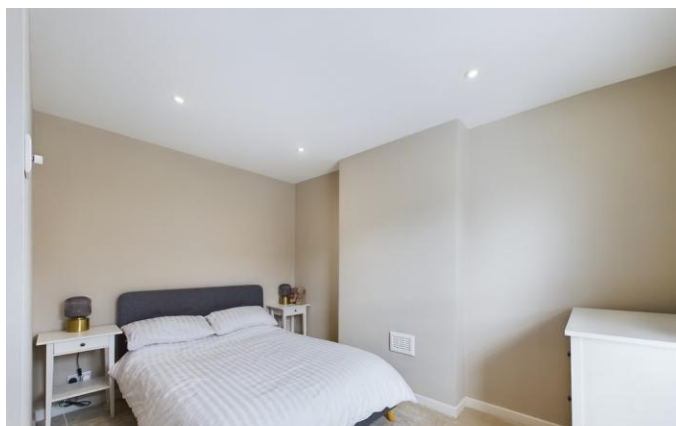
12' 11" x 8' 2" (3.95m x 2.50m) With UPVC window, spotlights and radiator.

BEDROOM TWO

12' 0" x 8' 3" (3.66m x 2.52m) With UPVC window, spotlights and radiator.

BEDROOM THREE

6' 0" x 8' 10" (1.84m x 2.71m) With UPVC window, laminate



flooring, spotlights and radiator.

BATHROOM

6' 7" x 5' 8" (2.01m x 1.74m) With a white suite of a WC, wash hand basin, and bath with shower over. Heated towel rail, recessed spotlights and UPVC double glazed frosted window. Tiled floor and partly tiled walls.

LANDING

With two built in storage cupboard and staircase leading to loftroom.

LOFT ROOM

13' 1" x 10' 6" (4.00m x 3.22m) With velux window and radiator.

OUTSIDE

To the rear is a walled fenced courtyard garden which has a patio area and artificial lawn. The end of the garden there is a timber shed and a gate that provides access into the alleyway.





Tenure

Freehold

Council Tax Band

B

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+) A		
(81-91) B		84
(69-80) C	70	
(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