

CHANGING HOME



Victoria Road | Saltney | CH4 8SS

£225,000

Offering significantly more living space than other properties around this price point, this well appointed & extended semi-detached Victorian property offers THREE double bedrooms (master with en-suite), a study/dressing room, two reception rooms, a large kitchen, off road parking for two cars and a 150ft long rear garden. A blend of original character and having undergone some redecoration, including a new combi-boiler recently installed. Ideal for a first time buyer, growing family or investor. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set in the heart of Saltney on the western edge of Chester. There are shops of all sizes within walking distance including a Morrison's Superstore. Chester City Centre is a short drive away and well served by public transport. Access to Chester Business Park, Airbus and Broughton Retail Park (on main bus route) is simple. Easy access to A55 and motorway links via Rough Hill making it easier in busy periods.

LIVING ROOM

11' 10" x 12' 5" (3.61m x 3.80m) With original fireplace, UPVC front door and window, laminate flooring, character cast iron radiator and French doors leading to dining area.

DINING AREA

10' 10" x 12' 6" (3.31m x 3.82m) With laminate flooring, radiator, UPVC frosted side window, understairs storage cupboard and staircase leading to the first floor.

BATHROOM

7' 8" x 7' 6" (2.35m x 2.30m) With a white suite of a WC, wash hand basin, freestanding bath with shower over. Heated towel rail and UPVC double glazed frosted window. Tiled floor and partly tiled walls.

KITCHEN

10' 8" x 11' 2" (3.27m x 3.41m) With fitted floor and wall units, matte effect sink unit with stainless steel tap, Partly tiled walls and radiator. 5 gas ring hob with oven below and extractor over. Tiled flooring, UPVC double glazed window & door leading the rear of property. space for washing machine & dishwasher.

BEDROOM ONE

18' 10" x 11' 3" (5.75m x 3.44m) With a built in fitted double wardrobe, radiator and UPVC French double doors leading to a decked balcony with view over the large rear garden.



ENSUITE

5' 8" x 5' 8" (1.74m x 1.75m) With W/C, wash hand basin, shower cubicle, partly tiled walls, towel rail and laminate flooring

DRESSING AREA/STUDY

10' 10" x 9' 5" (3.31m x 2.89m) With an airing cupboard housing a brand new Navia Combi-Boiler, radiator and staircase leading to bedroom three on the 2nd floor. This room has previously been used as a child's nursery by the current owner and would be ideal for a study.

BEDROOM TWO

11' 10" x 12' 5" (3.62m x 3.80m) With a double fitted wardrobe, UPVC window and radiator.

BEDROOM THREE

17' 10" x 12' 4" (5.45m x 3.76m) Within the fully covered attic. Access via staircase from the dressing area, radiator and UPVC window.

OUTSIDE

The large rear garden (roughly 150ft long) which is sectioned into areas. A decking area from the kitchen with shelter provided from the balcony above, an artificial lawn with a useful outbuilding for storage, graveled area with shed and a large area of shrubbery at the end garden which could be landscaped.

PARKING/FRONT OF PROPERTY

With driveway parking for two cars, additional on street parking and side gate leading to rear of the property.

AGENTS COMMENTS

This property is ideal for a first time buyer, or a family looking for a spacious semi-detached home in an excellent location ideal for access into Chester or North Wales. Benefiting from a brand new boiler and recent decoration the house feels very homely. The master bedroom with its own en-suite and balcony is a real gem!





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

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

%epcGraph_c_1_349%

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