

CHANGING HOME



Marbury Road | Vicars Cross | CH3 5PJ

Offers In Region Of £350,000

An attractive and neatly presented three bedroom semi detached home set on sought after Marbury Road. The property has been extended to the rear to now provide spacious and flexible living space. There is ample parking, large detached garage, solar panels and a low maintenance rear garden. Early viewing advised.

Property Description

LOCATION

The property is set on extremely popular Marbury Road in the heart of Vicars Cross. Access to the main road network and motorways couldn't be easier. There are locals shops and public houses within a short walk and the property is within the catchment area for well regarded schools such as Bishops High School and Christleton High School. Chester City Centre is a short drive away and well served by public transport.

HALL

Accessed via a composite front door and with fitted storage cupboards, radiator, wood effect laminate floor and frosted UPVC double glazed window. Access to the WC and cloakroom.

LIVING ROOM

12' 1" x 11' 5" (3.68m x 3.48m) With a coved ceiling, UPVC double glazed window and radiator. Electric fire and wood effect laminate floor.

DINING ROOM

15' 4" x 10' 0" (4.67m x 3.05m) With two radiators, coved ceiling and wood effect laminate floor.

SITTING ROOM

14' 4" x 9' 10" (4.37m x 3m) With UPVC double glazed French doors and full length windows onto the rear garden. Recessed spotlights, 2 wall light points and wood effect laminate floor. 2 radiators, electric fire and UPVC double glazed window.

KITCHEN

8' 9" x 9' 3" (2.67m x 2.82m) and 7' 6" x 4' 10" (2.29m x 1.47m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Ceramic hob with extractor over. Oven and microwave. Recessed spotlights and integral washing machine. 2 UPVC double glazed windows and UPVC double glazed door to the side. Tiled floor and electric radiator.

LANDING

Built in cupboard housing Valient combi boiler which has a 10 year guarantee that expires December 2026. UPVC double glazed window and access to the loft via a drop down ladder.

BEDROOM 1

11' 5" x 11' 5" (3.48m x 3.48m) With fitted wardrobes, chests of drawers and bedside cabinets. Radiator, UPVC double glazed window and wood effect laminate floor.



BEDROOM 2

11' 5" x 10' 10" (3.48m x 3.3m) With fitted wardrobes and dressing table. Radiator and UPVC double glazed window.

BEDROOM 3

8' 11" x 6' 4" (2.72m x 1.93m) With fitted wardrobes, overhead lockers and bedside cabinets. Radiator, wood effect laminate floor and UPVC double glazed window.

OFFICE

8' 1" x 5' 2" (2.46m x 1.57m) With UPVC double glazed window and wood effect laminate flooring.

BATHROOM

5' 4" x 7' 7" (1.63m x 2.31m) With a white suite of a WC, wash hand basin on a vanity unit, paneled bath and shower cubide. tiled walls and tiled floor. 2 frosted UPVC double glazed windows, heated towel rail and recessed spotlights.

GARAGE

A large detached garage set at the back of the property. With electronic door and windows to the side.

GARDEN

To the front is are neatly kept borders and block paved parking area that extends to the side of the property to provide ample parking and an outside tap.

A gate allows access to the rear with a stone paved patio and stone paved paths around an artificial lawn.

SOLAR PANELS

The property has solar panels on the roof. The panels are owned by the Seller.





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

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	80	83
(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