

# CHANGING HOME



**Prenton Place | Handbridge | Chester | CH4 7DP**

**£225,000**

A beautifully maintained **THREE** bedroom end of terrace property located in the very popular suburb of Handbridge.

Hall, living room, kitchen and bathroom. Three double bedrooms. Driveway to front & rear garden. UPVC double glazed and gas central heating. **NO ONWARD CHAIN.**

## Property Description

### LOCATION

Handbridge is a very popular location providing an excellent selection of shops, public houses and restaurants and excellent primary and secondary education. The property is within walking distance of Chester City Centre with delightful views from the bridge over the River Dee as you approach the City. Access to the main A55 is simple as is access to Chester Business Park, Airbus and Broughton Retail Park.

### HALL

With entrance through a newly fitted composite front door and radiator.

### LIVING ROOM

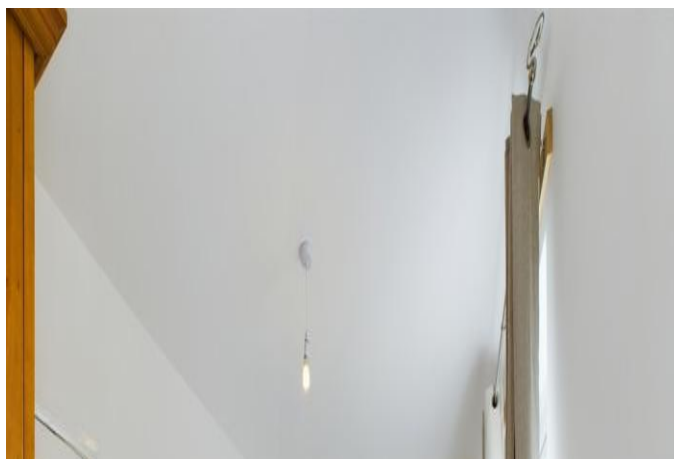
12' 9" x 13' 6" (3.89m x 4.14m) With gas fire, UPVC double glazed window, radiator and understairs storage cupboard housing a combi-boiler.

### KITCHEN

8' 10" x 11' 2" (2.70m x 3.41m) With range of fitted floor & wall units, double oven with 4 ring gas hob, extractor fan, stainless steel sink, partly tiled walls, tiled flooring, radiator and UPVC double glazed window and door leading to rear of property.

### BATHROOM

8' 7" x 5' 4" (2.64m x 1.63m) With white suite consisting of W/C, wash hand basin, panelled bath with shower over and shower screen. Tiled flooring, radiator and UPVC frosted UPVC window.



### **BEDROOM ONE**

9' 8" x 13' 10" (2.95m x 4.24m) With Radiator and two UPVC double glazed windows.

### **BEDROOM TWO**

12' 3" x 8' 3" (3.74m x 2.53m) With UPVC double glazed window, radiator and air brick vent.

### **BEDROOM THREE**

8' 9" x 8' 5" (2.69m x 2.58m) With fitted sliding wardrobe, UPVC double glazed window & radiator.

### **LANDING**

With loft access.

### **OUTSIDE**

To the front of the property there is a gravelled driveway for two cars and a side alley with access via a gate to the rear of the property. To the back of the property is an enclosed low maintenance rear garden.





## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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