

# CHANGING HOME



**Pearl Lane | Vicars Cross | Chester | CH3 5NX**

**Offers Over £315,000**

A superbly maintained and appointed three bedroom semi detached home with a large beautifully landscaped rear garden having a sunny aspect. Set on three floors the property has been cleverly extended to provide spacious living accommodation. Parking for 2 cars at the front. Internal viewing advised.



## Property Description

### LOCATION

The property is set in the heart of very popular Vicars Cross. The main road and motorway network is very easily accessed. There are local shops and public houses within walking distance. Chester City Centre is a short drive away and well served by public transport.

### HALL

With radiator and tiled floor.

### LIVING ROOM

10' 9" x 11' 11" (3.28m x 3.63m) plus bay. With an ornate cast iron feature fireplace with tiled hearth. UPVC double glazed by window with fitted shutters. Radiator and shelving.

### DINING ROOM

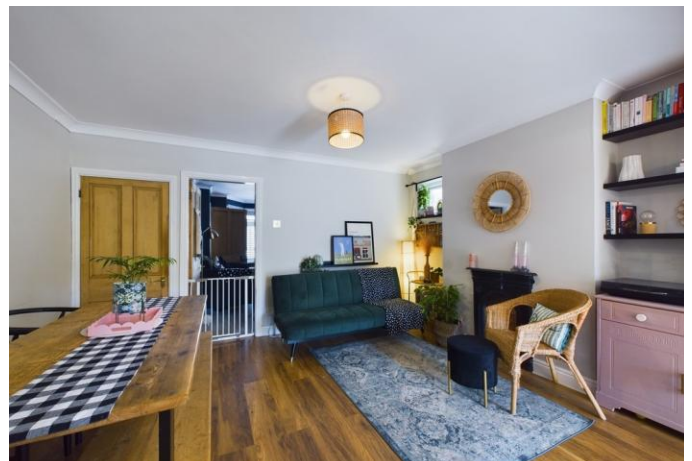
13' 10" x 11' 9" (4.22m x 3.58m) Part of an large and impressive open plan dining and kitchen area. With wood effect laminate floor and feature cast iron fireplace. Shelves, radiator and UPVC double glazed window to the side.

### KITCHEN

14' 6" x 13' 7" (4.42m x 4.14m) max. With an extensive range of fitted floor and wall units together with an island unit that incorporates a breakfast bar and 1 1/2 bowl stainless steel sink unit. Space for an oven with stainless steel extractor hood over. Space for a fridge/freezer and washing machine. Partly tiled walls and with slate tiled floor to part of the kitchen. Radiator, UPVC double glazed window and UPVC double glazed French doors onto the rear garden. Beamed ceiling and Velux roof window.

### CLOAKROOM

6' 2" x 3' 7" (1.88m x 1.09m) With a white WC and wash hand basin. slate tiled floor and partly tiled walls. frosted UPVC double glazed window and heated towel rail. Baxi combi boiler.



## ROOM

5' 3" x 4' 3" (1.6m x 1.3m) With stairs to the main bedroom, UPVC double glazed window and radiator.

## BEDROOM 2

11' 10" x 8' 0" (3.61m x 2.44m) With wood effect laminate floor. UPVC double glazed window and radiator. Cast iron feature fireplace.

## BEDROOM 3

11' 10" x 7' 11" (3.61m x 2.41m) With wood effect laminate floor. UPVC double glazed window and radiator.

## BATHROOM

8' 6" x 5' 3" (2.59m x 1.6m) With a white suite of a WC, wash hand basin and paneled bath with shower over. Tiled floor and tiled walls. Frosted UPVC double glazed window. Radiator.

## BEDROOM 1

13' 1" x 11' 7" (3.99m x 3.53m) With 2 Velux roof windows. 2 wall light points and eaves storage.

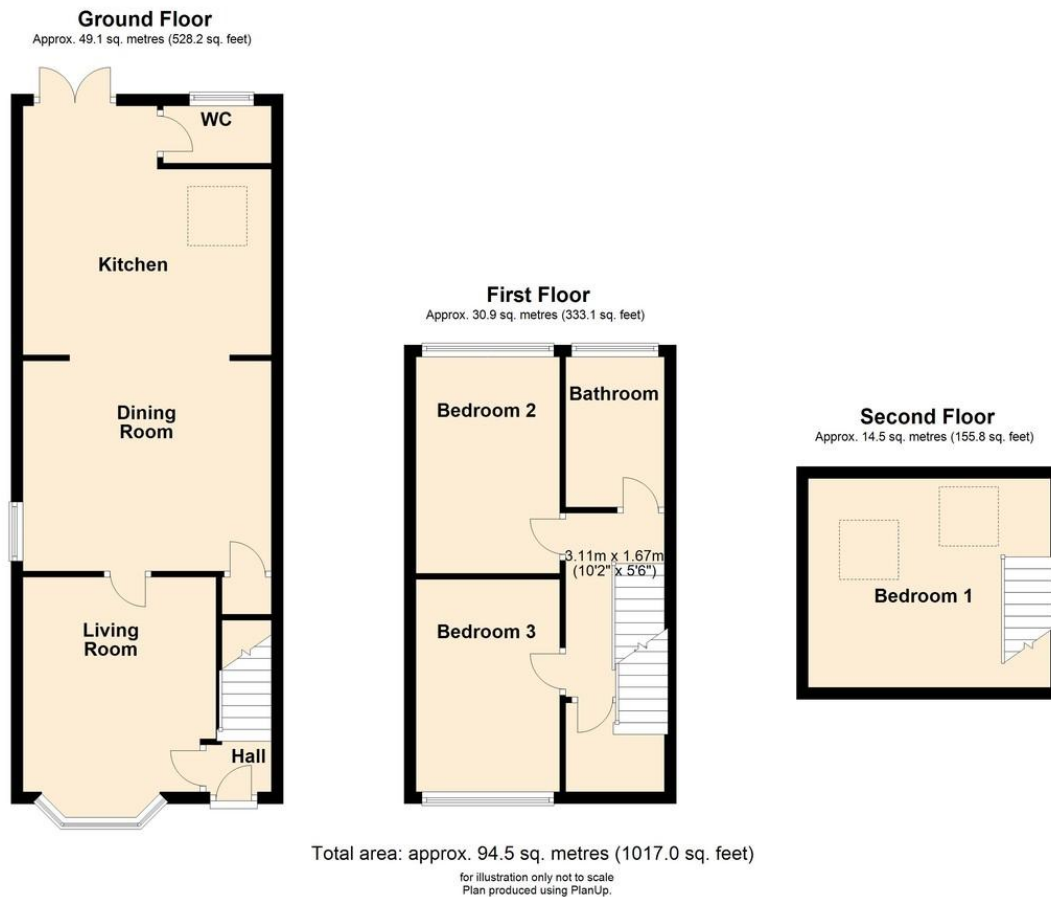
## PARKING

There is parking to the front for two cars on a gravel parking area.

## OUTSIDE

To the rear of the property is a large and very impressive landscaped garden with sunny aspect. The garden has many features but includes two stone paved patios and stone paved paths. Artificial lawn, pergolas and well stocked timber edged flower beds. Also at the back of the garden is a substantial timber summerhouse. A gate at the side of the property allows access to the front.





## 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

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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