

CHANGING HOME



7 Hartington Street | | Chester | CH4 7BN

£195,000

A traditional TWO bedroom terraced home with rear extension set within highly desirable suburb of Handbridge. Hall, living room, dining room and kitchen. 2 bedrooms and bathroom. Gardens to front and courtyard to rear. Gas central heating. UPVC double glazed. Ideal for a first time buyer or investor

Property Description

LOCATION

The property is set in the very heart of sought after Handbridge that boasts an array of high quality shops, restaurants and public houses. The Meadows, River Dee and City Centre is within a short walk. Access to Chester Business Park and Main A55 is simple.

HALL

With tiled floor to porch area, radiator, picture rail and understairs cupboard.

LIVING ROOM

8' 9" x 9' 8" (2.69m x 2.95m) With a UPVC double glazed window, radiator and ceiling cornice. Feature fireplace recess.

DINING ROOM

10' 7" x 12' 4" (3.23m x 3.76m) With a picture rail, radiator, feature fireplace recess and hatch to the kitchen.

KITCHEN

11' 8" x 7' 4" (3.58m x 2.26m) With a range of fitted floor and wall units. Stainless steel sink unit, tiled floor and partly tiled walls. Velux roof light, window and door to the rear. Space for a fridge and washing machine.

BEDROOM ONE

12' 2" x 9' 8" (3.73m x 2.97m) With a feature cast iron fireplace, radiator and UPVC double glazed window.

BEDROOM TWO

10' 7" x 9' 6" (3.25m x 2.9m) With radiator and UPVC double glazed window.

BATHROOM

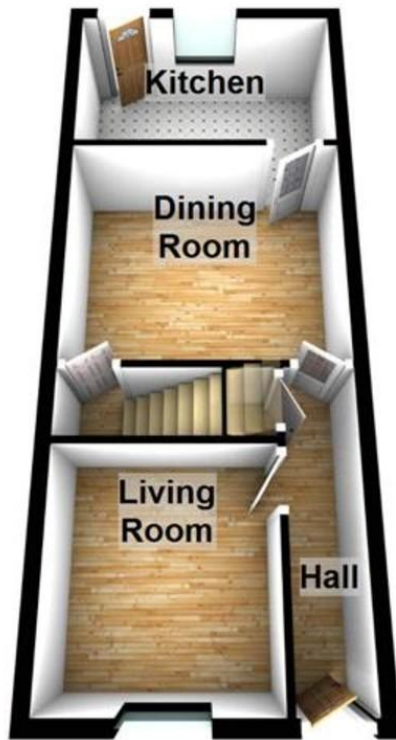
7' 4" x 5' 6" (2.24m x 1.68m) With a white suite of a WC, wash hand basin and panelled bath with shower over. Tiled floor and walls. Radiator and extractor fan. Fitted cupboard. Frosted UPVC double glazed window.

OUTSIDE

To the front is a paved garden. At the rear is a courtyard with artificial law, brick shed, neat borders and gate.



Approx. 35.5 sq. metres (382.6 sq. feet)



Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.3 sq. feet)

for illustration only not to scale
Plan produced using The Mobile Agent.

Tenure

Freehold

Council Tax Band

B

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		

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

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