

# CHANGING HOME



Whipcord Lane | Chester | CH1 4DG

£285,000

A mature, spacious and very well appointed three bedroom end of terrace home with much character. hall, living room, dining room and kitchen. three bedrooms and bathroom. The property also has an attractive walled courtyard to the rear with very useful outbuildings. NO ONWARD CHAIN. Internal inspection advised.



## Property Description

### LOCATION

Chester City Centre is within walking distance from the property. which is also set a short walk away from the main campus of Chester University. There are local shops and pubs close by. The Greyhound Retail Park is within walking distance as well.

### HALL

Accessed via a timber front door with stained glass inset. There is a superb Myton tiled floor and radiator.

### LIVING ROOM

11' 2" x 14' 1" (3.4m x 4.29m) With an attractive exposed and polished timber floor. Picture rail, radiator and double glazed bay window.

### DINING ROOM

11' 10" x 12' 11" (3.61m x 3.94m) With UPVC double glazed door to the rear courtyard. Picture rail, radiator and understairs cupboard.

### KITCHEN

13' 2" x 9' 3" (4.01m x 2.82m) With a range of fitted floor and wall units. radiator and stainless steel sink unit. integral fridge and freezer. . Spotlights and space for a dishwasher. 2 UPVC double glazed windows and UPVC double glazed door to the rear courtyard. Tiled floor and partly tiled walls.

### BEDROOM ONE

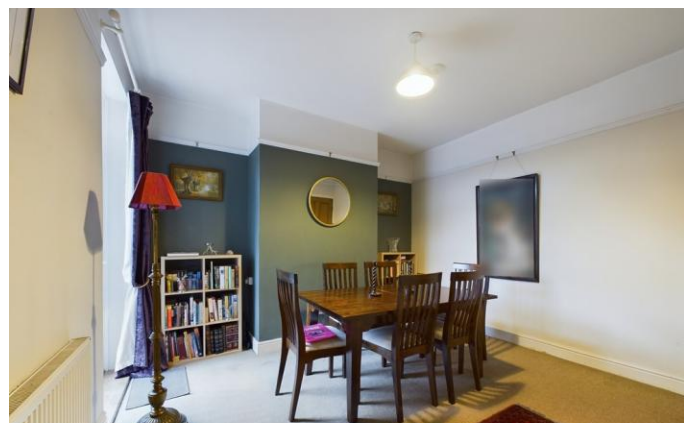
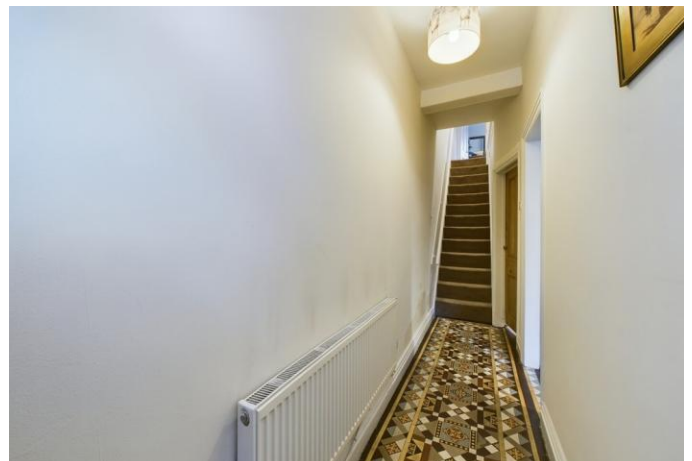
14' 11" x 11' 11" (4.55m x 3.63m) With radiator and UPVC double glazed window.

### BEDROOM TWO

12' 11" x 9' 5" (3.94m x 2.87m) With radiator and UPVC double glazed window.

### BEDROOM THREE

9' 5" x 6' 7" (2.87m x 2.01m) With radiator and UPVC double glazed window.



## BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m) With a white suite of a WC, wash hand basin and bath with shower and screen over. heated towel rail, partly tiled walls, extractor fan and frosted UPVC double glazed window.

## OUTSIDE

To the rear of the property is a most attractive walled courtyard garden which is mainly stone paved. Within the garden is a gate to the side and a large brick outbuilding that is split into 3 sections. The first and largest section is used as a Utility Room and has power with a stainless steel sink unit, fitted store units and space for a washing machine. Also a Quarry tiled floor. The second section has a WC and the final section is currently used as a bin store. Finally there is a further outbuilding to the side which is used for storage.

## LANDING

With a built in cupboard and loft access.





## 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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