

CHANGING HOME



Chester Road | Huntington | Chester | CH3 6BT

£350,000

An extended **THREE** bedroom semi-detached family home set within the popular suburb of Huntington. Beautifully presented throughout property in brief: living room, large open plan kitchen diner, W/C, utility area, study, three bedrooms, family bathroom, garage, sunny aspect garden and parking for several cars. Viewing highly recommended

Property Description

LOCATION

The property in the heart of the popular and mature residential area of Huntington. There are excellent local shops close by including a convenient store, hairdressers, Indian takeaway and a Co-Op. The Rake and Pikel public house is within a short walk. Sainsburys is also close by with a recently opened Starbucks coffee. The lovely Caldys Valley nature park ideal for families is on the doorstep. Access to the main A55 is simple. Chester City Centre is a short drive away and well served by public transport. Huntington Primary School & Bishops Blue Coat High School are both within walking distance And Christleton High School is also in catchment.

ENTRANCE

Accessed via a timber front door and with access to the ground floor and stair case to first floor.

LIVING ROOM

16' 7" x 11' 10" (5.06m x 3.61m) With UPVC double glazed bay window, open fireplace, wood effect laminate flooring, radiator, window to study and under stairs storage area.

KITCHEN

7' 7" x 14' 9" (2.32m x 4.50m) A superb modern, open plan fitted Wren kitchen with a range of floor, wall and drawer gloss units, integral fridge/freezer, stainless steel sink with mixer tap, double Bosch oven, Neff integral dishwasher, Bosch induction hob with extractor over, splashback, recessed spotlights and tiled flooring

DINING AREA

14' 8" x 14' 1" (4.49m x 4.30m) With lantern roof light, radiator, tiled flooring and bi-fold doors leading the rear south westerly facing garden.

W/C

3' 2" x 3' 6" (0.98m x 1.08m) With W/C, wash hand basin and tiled flooring.

UTILITY ROOM

6' 7" x 4' 10" (2.02m x 1.48m) With plumbing for washing machine, storage wall units and tiled flooring.

STUDY

13' 2" x 6' 9" (4.02m x 2.07m) Excellent use of space currently used as an office with wood effect laminate flooring, skylight window and door leading to garage.



LANDING

2' 8" x 3' 7" (0.83m x 1.11m) With side UPVC window.

BEDROOM ONE

11' 10" x 10' 4" (3.61m x 3.16m) With UPVC double glazed bay window, radiator and range of fitted wardrobes.

BEDROOM THREE

7' 7" x 8' 6" (2.32m x 2.60m) With UPVC double glazed window and radiator.

BATHROOM

9' 10" x 6' 3" (3.00m x 1.92m) With tiled shower cubicle, W/C, wash hand basin, free standing bath, radiator, UPVC double glazed window and vinyl flooring.

INNER LANDING

4' 10" x 8' 4" (1.49m x 2.56m) With spiral staircase proving access to bedroom two and fitted storage cupboard and shelving.

BEDROOM TWO

12' 1" x 14' 9" (3.69m x 4.50m) Excellent dual aspect converted loft with 2x UPVC double glazed window, radiator and recessed spotlights. Views of the welsh hills and meadows can be seen from the rear window.

GARAGE

Accessed to the front via an electronic roller door or from the rear from study, with power & lighting, window to side and wall mounted Valliant comb-boiler.

OUTSIDE

To the front of the property is a lawn area and driveway parking for several cars. To the rear is a south westerly facing garden with enclosed fencing, predominantly lawn with timber decked terrace, timber boarding and patio area.

AGENTS COMMENTS

Having grown up in Huntington myself, I can highly recommend this area particularly to a young family with excellent local schools, good amenities and having Caldy Valley nature park on your doorstep is a huge bonus! The house itself has a really nice family feel and the extended kitchen/diner has been designed so cleverly to provide natural light & an extra reception room.

Ollie Law





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

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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