

CHANGING HOME



Newall Close | Tattenhall | Chester | CH3 9PP

£345,000

An beautifully appointed and extended 2 double bedroom modern semi detached home at the top of a cul-de-sac in the popular village of Tattenhall. The property is immaculately presented throughout and has a delightful rear garden with sunny aspect. To the front is a parking space and single garage. Internal viewing a must.

Property Description

LOCATION

The very popular village of Tattenhall is set within the heart of beautiful Cheshire countryside. The village is around 8 miles to the south of Chester. Within Tattenhall are a selection of public houses, cafes and restaurants, cricket club, primary school, shops and offices. The village has an exceptional community spirit.

HALL

Accessed via a composite front door and with wood effect laminate floor and covered radiator.

LIVING ROOM

12' 3" x 12' 5" (3.73m x 3.78m) With a recently installed log burning stove. Double glazed window with fitted shutters. radiator, coved ceiling and wood effect laminate floor.

SITTING ROOM

14' 0" x 8' 7" (4.27m x 2.62m) A very bright room with UPVC double glazed bi-fold doors onto the beautiful rear garden and large roof window. Radiator, coved ceiling and wood effect laminate floor.

KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m) A superb fitted kitchen with a range of fitted floor and wall units with granite worktops. Sink unit. 4 ring gas hob with oven and grill and extractor hood over. Granite topped breakfast bar, recessed spotlights, coved ceiling and wood effect laminate floor.

UTILITY ROOM

9' 7" x 4' 11" (2.92m x 1.5m) A very useful utility with stainless steel sink unit. Fitted wall and floor units. Space for a fridge/freezer and washing machine. radiator and wood effect laminate floor.

LANDING

A built in cupboard housing Worcester combi boiler. Loft access.

BEDROOM 1



11' 11" x 12' 7" (3.63m x 3.84m) max. With fitted wardrobes, 2 double glazed windows, radiator and coved ceiling.

BEDROOM 2

10' 6" x 9' 0" (3.2m x 2.74m) With a double glazed window and radiator.

BATHROOM

6' 1" x 6' 5" (1.85m x 1.96m) With a most attractive white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen. heated towel rail, recessed spotlights and frosted double glazed window. Tiled floor and fully tiled walls.

GARAGE

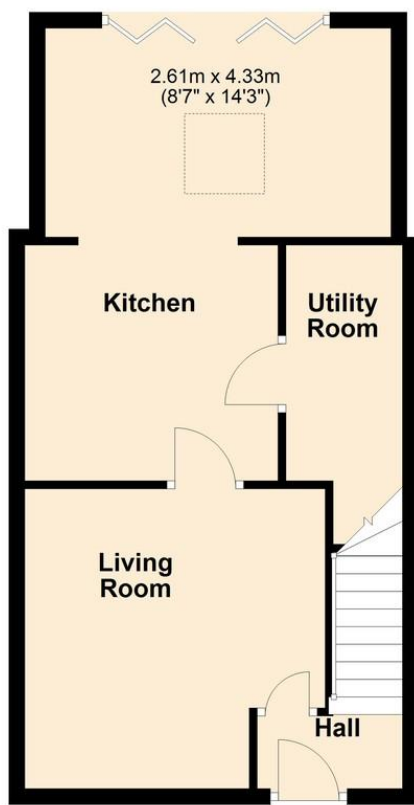
To the front of the property is a single garage with up and over door. There is also space to park a car in front of the garage.

OUTSIDE

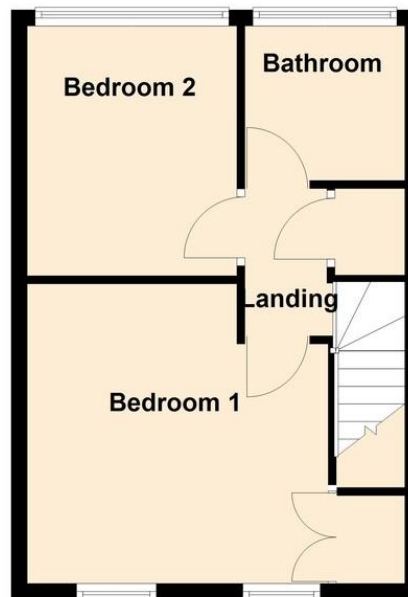
To the front is a small neat lawn with brick paved path to the property. At the rear is a beautiful enclosed back garden with sunny aspect. There is a UPVC decked area with pergola over. Stone paved path with cobbled edge, lawn, tap and well stocked raised borders. Gate to the rear.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

D

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+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(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 and 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