

# CHANGING HOME



Pyecroft Street | Handbridge | Chester | CH4 7HP

£299,950

A stunning double fronted terrace Grade II listed home at the top of sought after Pyecroft Street in the heart of Handbridge close to the river and City.

Beautifully appointed throughout: Living room, dining room and kitchen. 2 double bedrooms and large bathroom. Gas central heating. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set within the heart of Handbridge, one of Chester's most desirable and sought-after areas. An array of high quality shops, restaurants, cafe's and pubs are a short walk away. Along with Chester City Centre, River Dee and The Meadows there are also excellent local primary & secondary schools close by. By car Chester Business Park & A55 are easily accessed.

### LIVING ROOM

14' 0" x 10' 5" (4.29m x 3.18m) With a quarry tiled floor, sash window and open fireplace with timber surround. French doors lead to the rear courtyard. Fitted timber fronted cupboards and radiator.

### DINING ROOM

14' 6" x 10' 9" (4.42m x 3.28m) With a Quarry tiled floor, sash window and fitted timber fronted cupboards. Feature cast iron range fireplace.

### KITCHEN

10' 4" x 9' 6" (3.15m x 2.92m) With a range of fitted timber fronted floor and wall units. Stainless steel sink unit. Quarry tiled floor and partly tiled walls. 4 Ring gas hob with oven & extractor fan. Recessed spotlights. Sash window and timber door to rear courtyard. Wall mounted combi-boiler.

### BEDROOM ONE

14' 2" x 10' 4" (4.32m x 3.15m) With cast iron feature fireplace, radiator and sash window.

### BEDROOM TWO

11' 10" x 10' 9" (3.63m x 3.28m) With cast iron fire place, radiator, built in wardrobe and sash window.

### BATHROOM

10' 9" x 9' 6" (3.28m x 2.9m) With white suite consisting of W/C, wash hand basin, panelled bath and large tiled shower cubicle. Spotlights, extractor fan, sash window and radiator.

### OUTSIDE

To the rear of the property is a walled courtyard. The



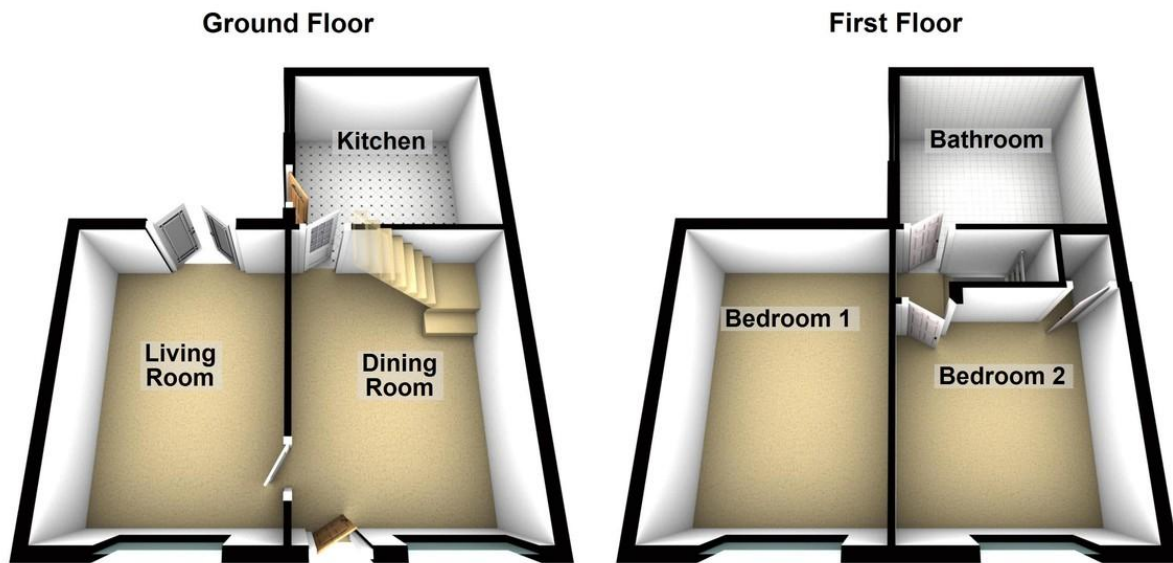


courtyard is partly decked and partly paved. There is also a gate at the back. Parking is on-street parking.

### USEFUL INFORMATION

The property has recently been rented with the tenants paying £1350pcm and has also previously been used as an Airbnb.





for illustration only not to scale  
Plan produced using PlanUp.

## 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(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