

# CHANGING HOME



Alanbrooke Road | Saughton | Chester | CH3 6DN

£400,000

A beautifully appointed and presented four bedroom, two bathroom, detached family home. Set on a popular development at the southern edge of the city the property has an attractive rear garden and large single garage also at the rear. There is ample parking to the front and side of the property.

## Property Description

### LOCATION

The property is set within the very popular Crown Park development at Saighton on the southern edge of Chester overlooking the Cheshire Countryside. Huntington Primary School is within a short walk. The Rake and Pikel public house and a Co-op also very close by. Access to villages such as Churton, Alford and Farndon is simple. The main road network is simple via the A55. Chester City Centre is well served by public transport.

### HALL

Accessed via a composite front door and with a radiator and Amtico flooring. Also a small understairs cupboard.

### LOUNGE

11' 4" x 16' 7" (3.45m x 5.05m) A spacious reception room with Amtico flooring, radiator and UPVC double glazed window.

### KITCHEN/DINING ROOM

19' 2" x 11' 2" (5.84m x 3.4m) An impressive centre piece to the property. There are an extensive range of floor and wall units together with an island unit. There are Smeg appliances in the form of a 4 ring gas hob with stainless steel extractor over, oven and microwave/oven combined. Also integrated dishwasher and fridge/freezer. 1 1/2 bowl stainless steel sink unit. Amtico flooring. Recessed spotlights and vertical radiator. UPVC double glazed French doors and full length windows with separate UPVC double glazed window. finally a built in utility cupboard with space for a washing machine and tumble dryer.

### CLOAKROOM

With a white WC and wash hand basin. frosted UPVC double glazed window. Fitted store cupboard, radiator, extractor fan and Amtico floor.

### LANDING

With airing cupboard, loft access and UPVC double glazed window.

### BEDROOM 1

12' 8" x 10' 4" (3.86m x 3.15m) With fitted wardrobes with sliding doors. Radiator and UPVC double glazed window.

### EN-SUITE

7' 0" x 4' 6" (2.13m x 1.37m) With a white suite of a WC, wash hand basin and large tiled shower cubicle. Frosted UPVC double glazed window, heated towel rail and extractor fan.





## BEDROOM 2

11' 9" x 9' 4" (3.58m x 2.84m) With fitted wardrobes with sliding doors. Radiator and UPVC double glazed window.

## BEDROOM 3

9' 7" x 8' 3" (2.92m x 2.51m) Radiator and UPVC double glazed window.

## BEDROOM 4

8' 7" x 7' 3" (2.62m x 2.21m) Radiator and UPVC double glazed window.

## BATHROOM

6' 1" x 5' 7" (1.85m x 1.7m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Frosted UPVC double glazed window, heated towel rail and extractor fan.

## GARAGE

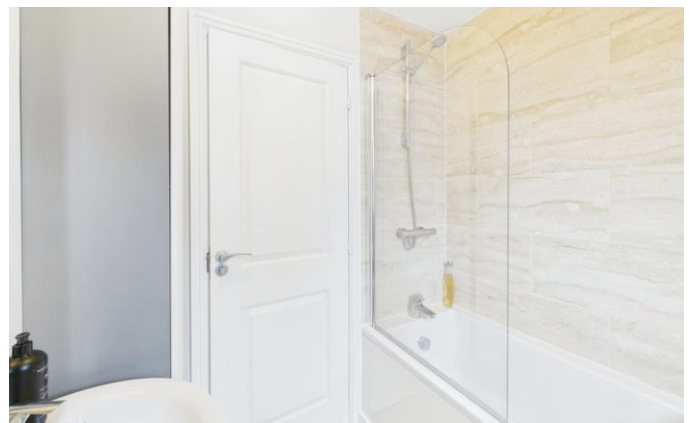
18' 7" x 9' 5" (5.66m x 2.87m) A large single garage is set to the rear of the property. There is an up and over door together with power and light. The garage can provide storage as well as housing a car.

## OUTSIDE

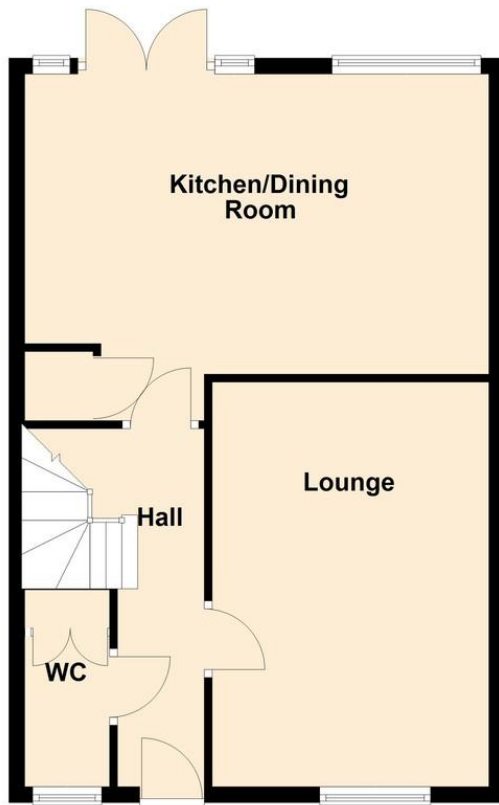
To the front is a lawn, neat borders and dwarf wall. A tarmac drive leads along the side of the property to provide ample parking. there is a tap at the side of the property also. A gate leads to an enclosed rear garden with an attractive brick paved lawn and path together with well stocked borders.

## ESTATE CHARGE

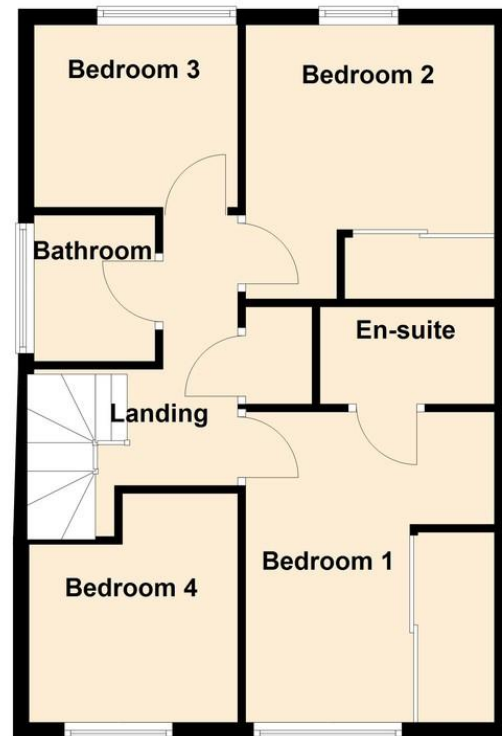
We understand that there is a charge of currently £170.77 per annum for estate maintenance.



**Ground Floor**



**First Floor**



## Tenure

Freehold

## Council Tax Band

E

## 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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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