

CHANGING HOME



Green Howards Road | Saughton | Chester | CH3 6FB

£65,000

A chance to own a 25% share in a modern three bedroom end of terraced home set within the most popular residential development of Crown Park.

Hall, spacious living room, kitchen and cloakroom. three bedrooms and bathroom. Parking for 2 cars and low maintenance rear garden. Viewing highly recommended.

Property Description

LOCATION

The property is set within the very popular Crown Park development at Saughton 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 small understairs cupboard, radiator and wood effect laminate floor.

LOUNGE/DINER

15' 1" x 14' 9" (4.6m x 4.5m) With 2 radiators, UPVC double glazed window and composite partly glazed rear door.

KITCHEN

9' 6" x 8' 2" (2.9m x 2.49m) With a range of fitted floor and wall units. Stainless steel sink unit. 4 ring gas hob with stainless steel extractor hood over and oven below. Radiator. Space for a fridge/freezer and washing machine. Spotlights and UPVC double glazed window.

CLOAKROOM

7' 9" x 4' 9" (2.36m x 1.45m) With a white WC and wash ahnd basin. radiator and extractor fan. there is plenty of space for cloaks storage.

BEDROOM 1

14' 10" x 7' 5" (4.52m x 2.26m) max. With radiator and 2 UPVC double glazed windows.



BEDROOM 2

14' 1" x 7' 1" (4.29m x 2.16m) With radiator and UPVC double glazed window.

BEDROOM 3

10' 6" x 7' 5" (3.2m x 2.26m) With radiator and UPVC double glazed window.

BATHROOM

7' 10" x 7' 9" (2.39m x 2.36m) With a white suite of a WC, wash hand basin and paneled bath with electric shower and screen. Partly tiled walls. Radiator, extractor fan and spotlights.

OUTSIDE

There is a small low maintenance garden. At the rear is an enclosed garden that is partly walled with a patio, lawn and gate to the back.

PARKING

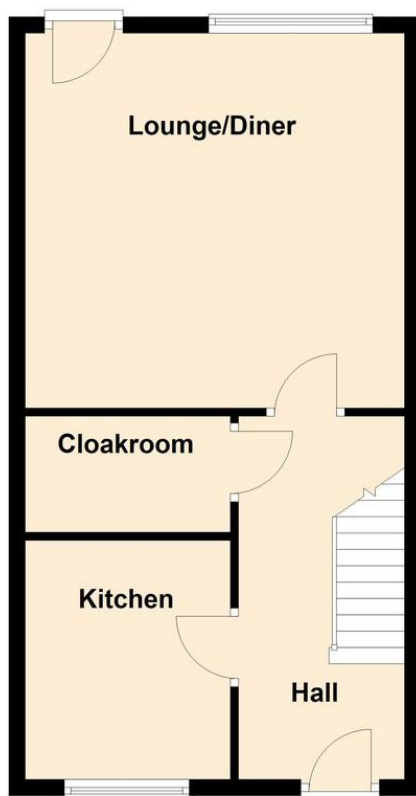
To the side of the property are two allocated parking spaces.

LEASE DETAILS

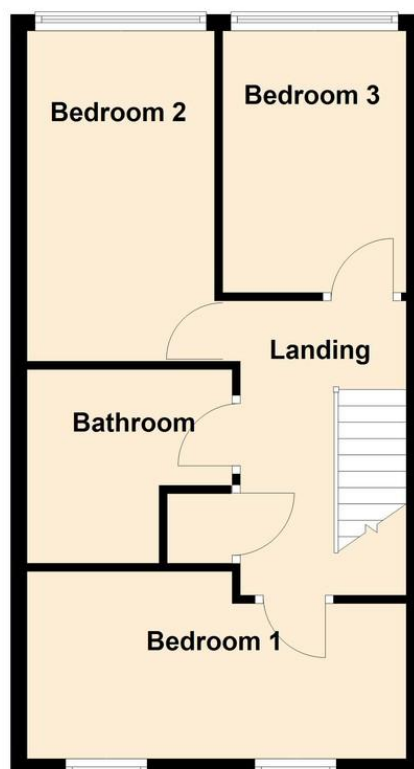
The owners pay a rental of around £600 per month in respect of the 75% owned by the housing company. We understand the lease term is 125 years from 1 March 2013 with 112 years remaining.



Ground Floor



First Floor



Tenure

Leasehold

Council Tax Band

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+) A		92
(81-91) B	80	
(69-80) C		
(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