

# CHANGING HOME



**Vicars Cross Road | Vicars Cross | Chester | CH3 5NL**

**£295,000**

An immaculate modern 3 bedroom semi detached home within a small cul-de-sac in the heart of Vicars Cross. Parking to the side and attractive good sized rear garden with a sunny aspect. Early viewing advised.

Hall, cloakroom, kitchen and lounge/diner. 3 bedrooms and bathroom.



## Property Description

### LOCATION

The property is set in the heart of very popular Vicars Cross. The main road and motorway network is very easily accessed. There are local shops and public houses within walking distance. Chester City Centre is a short drive away and well served by public transport.

### HALL

Accessed via a composite front door and with a tiled floor, radiator and understairs cupboard.

### LOUNGE/DINER

16' 6" x 14' 7" (5.03m x 4.44m) max. A most spacious dual purpose room with 3 radiators. Wood effect laminate floor. 2 UPVC double glazed windows and door to the rear garden.

### KITCHEN

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

### CLOAKROOM

4' 4" x 2' 7" (1.32m x 0.79m) With a white WC and wash hand basin. Radiator, tiled floor, frosted UPVC double glazed window and extractor fan.

### LANDING

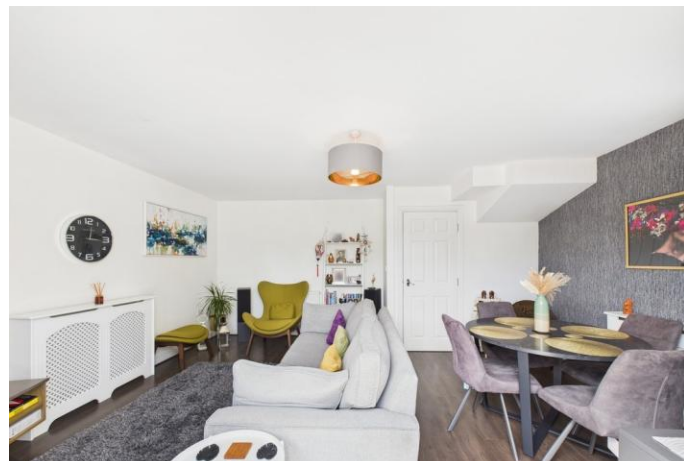
With loft access and a built in cupboard housing the combi boiler.

### BEDROOM 1

13' 0" x 9' 1" (3.96m x 2.77m) With a built in wardrobe, radiator and UPVC double glazed window.

### BEDROOM 2

8' 8" x 10' 1" (2.64m x 3.07m) With a built in wardrobe, radiator and UPVC double glazed window.



### BEDROOM 3

9' 8" x 7' 1" (2.95m x 2.16m) With radiator and UPVC double glazed window.

### BATHROOM

5' 8" x 6' 1" (1.73m x 1.85m) 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, extractor fan and partly tiled walls.

### OUTSIDE

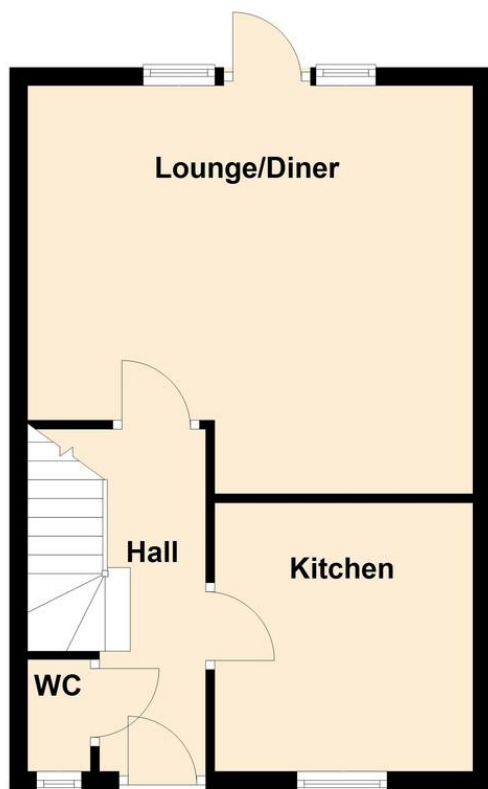
To the front is a small low maintenance garden. The drive leads along the side of the property and via a gate to an attractive good sized rear garden. The rear garden has a sunny aspect, stone paved patio with brick paved edge and neat lawn.

### PARKING

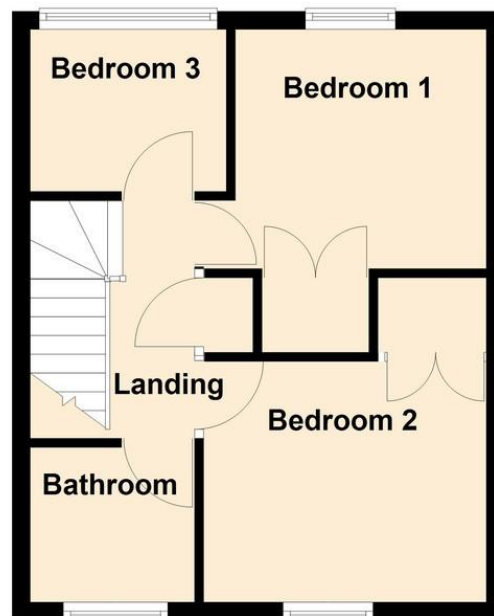
There is parking on the brick paved drive to the front and side of the property.



## Ground Floor



## First Floor



## Tenure

Freehold

## Council Tax Band

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## 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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