

CHANGING HOME



Castlefields | Tattenhall | Chester | CH3 9RD

£230,000

A well presented, two bedroom extended mews home situated in the highly sought after village of Tattenhall. Property briefly comprises: Porch, open plan living/dining room, kitchen, study with bi-fold doors leading to attractive rear garden, two double bedrooms, bathroom and driveway parking. NO ONWARD CHAIN!

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 itself has an exceptional community spirit.

PORCH

2' 10" x 5' 0" (0.86m x 1.52m) Accessed via THE front door and with a tiled floor and fitted cupboard.

LOUNGE/DINER

15' 3" x 19' 7" (4.65m x 5.97m) A good sized dual purpose room which flows to the kitchen and sitting room. The room has a tiled floor, 2 electric radiators and UPVC double glazed window. Also an understairs cupboard.

STUDY

9' 8" x 9' 5" (2.95m x 2.87m) With double glazed tri-fold doors to allow access to the lovely rear garden. 2 Velux roof windows and 2 UPVC double glazed windows. Tiled floor and electric radiator.

KITCHEN

7' 5" x 8' 10" (2.26m x 2.69m) An attractive fitted kitchen with range of fitted floor and wall units. Stainless steel sink unit. Integral dishwasher and space for a washing machine and fridge/freezer. Oven with stainless steel extractor hood over. Partly tiled walls and double glazed window.

LANDING

5' 3" x 5' 10" (1.6m x 1.78m) With UPVC double glazed window, airing cupboard and electric radiator.



BEDROOM 1

9' 10" x 9' 11" (3m x 3.02m) With fitted wardrobe and large over stairs cupboard. Electric radiator and UPVC double glazed window.

BEDROOM 2

9' 4" x 9' 2" (2.84m x 2.79m) With a UPVC double glazed window.

BATHROOM

5' 9" x 6' 1" (1.75m x 1.85m) With a white suite of a WC, wash hand basin and paneled bath with electric shower and screen. Partly tiled walls, frosted UPVC double glazed window and wall mounted electric fan heater

PARKING

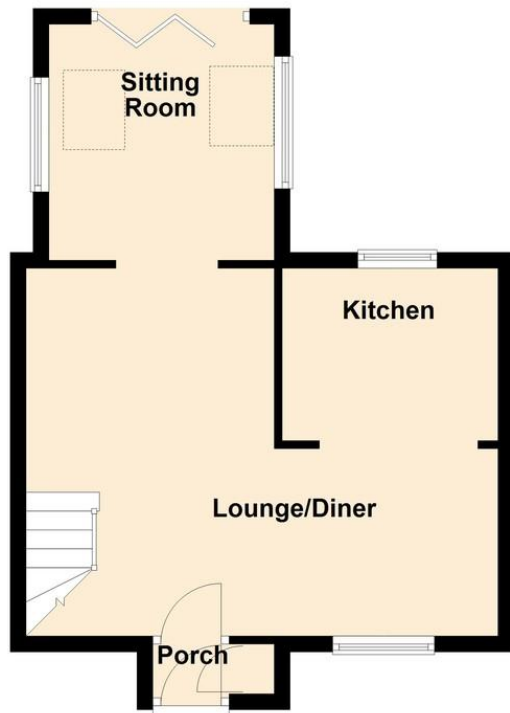
To the front is a large gravel area to provide parking for a minimum of two cars.

OUTSIDE

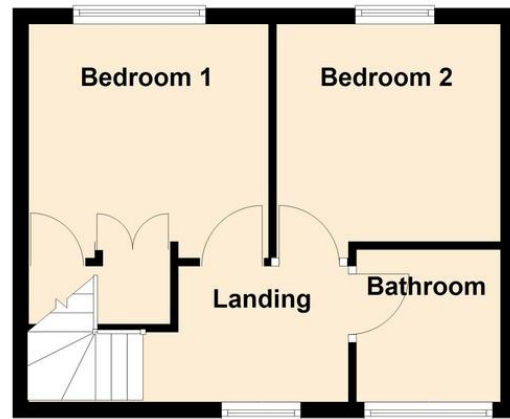
To the front is the parking area. At the rear is a very attractive and private back garden which has a sunny aspect, gravel patio, lawn, decked area and a plethora of plants, flowers and shrubs. Also an outside tap.



Ground Floor



First Floor



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
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		52
(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