

CHANGING HOME



Richmond Crescent | Vicars Cross | Chester | CH3 5PB

£350,000

An attractive and beautifully appointed three bedroom semi detached home set within sought after Vicars Cross. The property has been cleverly extended to the rear to provide spacious and flexible living space. There is ample parking, detached garage, three double bedrooms and good sized rear garden. Viewing a must!

Property Description

LOCATION

The property is set on extremely popular Richmond Crescent in the heart of Vicars Cross. Access to the main road network and motorways couldn't be easier. There are locals shops and public houses within a short walk and the property is within the catchment area for well-regarded schools such as Bishops High School and Christleton High School. Chester City Centre is a short drive away and well served by public transport.

HALL

Accessed via a UPVC composite front door with frosted panels, radiator, understairs storage cupboard and laminate flooring.

LIVING ROOM

11' 10" x 14' 3" (3.62m x 4.36m) With laminate flooring, radiator, glass panelled double doors leading to dining area and UPVC double glazed window.

DINING AREA

8' 11" x 9' 4" (2.72m x 2.87m) With laminate flooring, radiator and breakfast bar from kitchen.

KITCHEN

17' 3" x 12' 9" (5.26m x 3.90m) Modern kitchen consisting of fitted floor and wall units, stainless steel sink, 5 ring gas hob with extractor fan over, integral fridge, microwave, oven and dishwasher. Space for washing machine, tiled flooring, spotlights and under counter LED lighting. Frosted UPVC door leading to the side of the property and UPVC double glazed windows.

CONSERVATORY

With laminate flooring, UPVC double glazed windows and UPVC double French doors leading to rear garden.

LANDING

3' 5" x 8' 1" (1.06m x 2.48m) With UPVC double glazed frosted window.



BEDROOM ONE

11' 10" x 12' 1" (3.62m x 3.70m) With built in wardrobes providing ample storage, radiator and UPVC double glazed window.

BEDROOM TWO

11' 10" x 12' 5" (3.62m x 3.80m) With built in storage with mirrored sliding doors, radiator and UPVC double glazed window.

BEDROOM THREE

8' 7" x 9' 4" (2.63m x 2.85m) With built in storage cupboard, radiator and UPVC double glazed window.

BATHROOM

7' 9" x 6' 7" (2.38m x 2.01m) With white suite consisting of W/C, wash hand basin and oval shaped bath with electric shower over the bath. Partly tiled walls. heated towel rail, extractor fan, vinyl flooring and 2 UPVC doubled glazed frosted windows.

GARAGE

Cleverly used in part as a utility area with power and lighting.

GARDEN

With decking, lawn, patio and well stocked borders. 2 garden sheds and side access to the front of the property.

PARKING

Driveway to the front of the property which provides ample parking.





Tenure

Freehold

Council Tax Band

C

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		
(81-91) B		
(69-80) C	69	80
(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 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