

CHANGING HOME



Wavell Way | Saughton | Chester | CH3 6BP

£345,000

A modern, beautifully appointed and most spacious three bedroom, two bathroom semi-detached family home. Set on a prestigious development on the southern edge of Chester the property is superbly located and has an attractive rear garden with sunny aspect. 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

14' 10" x 3' 11" (4.54m x 1.20m) Accessed via a composite front door with laminate flooring and understairs storage cupboard.

CLOAKROOM

4' 7" x 3' 11" (1.42m x 1.20m) With a white suite of a WC and wash hand basin. Frosted UPVC window, radiator and tiled flooring.

LIVING ROOM

18' 1" x 11' 4" (5.52m x 3.46m) With UPVC double glazed bay window, fitted wall cabinets, radiator and glass double doors leading to the dining area.

KITCHEN/DINING AREA

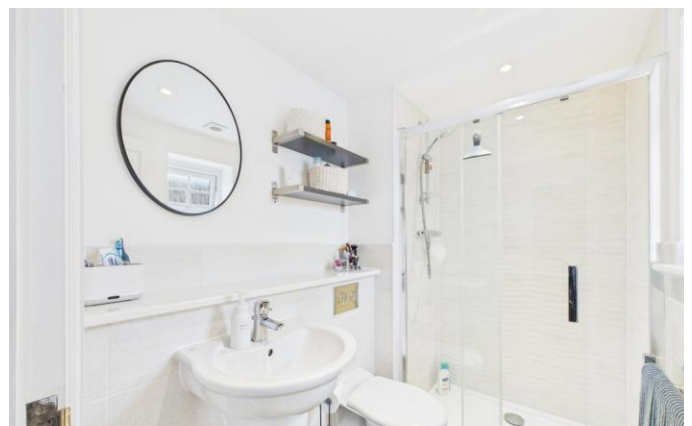
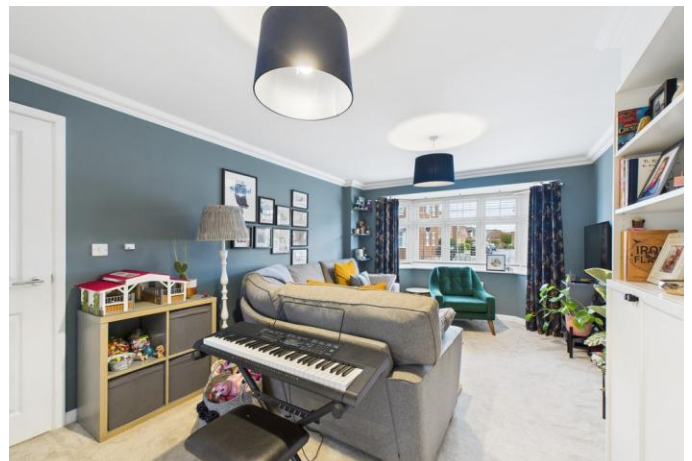
9' 7" x 18' 4" (2.94m x 5.59m) With an extensive range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 5 ring gas hob with stainless steel extractor hood over. Hotpoint oven & grill. Integral Indesit dishwasher and fridge/freezer. Radiator. Party tiled walls & tiled floor, recessed spotlights, UPVC double glazed window and UPVC double glazed French doors leading to the rear garden.

LANDING

5' 4" x 8' 0" (1.64m x 2.45m) With an airing cupboard and loft access.

BEDROOM ONE

10' 7" x 10' 7" (3.25m x 3.24m) With UPVC double glazed window and radiator.



ENSUITE

4' 3" x 7' 4" (1.32m x 2.26m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled flooring, partly tiled walls, heated towel rail, extractor fan and UPVC frosted double glazed window.

BEDROOM TWO

8' 8" x 18' 4" (2.66m x 5.59m) With UPVC double glazed window and radiator.

BEDROOM THREE

9' 10" x 6' 11" (3.02m x 2.13m) With UPVC double glazed window and radiator.

BATHROOM

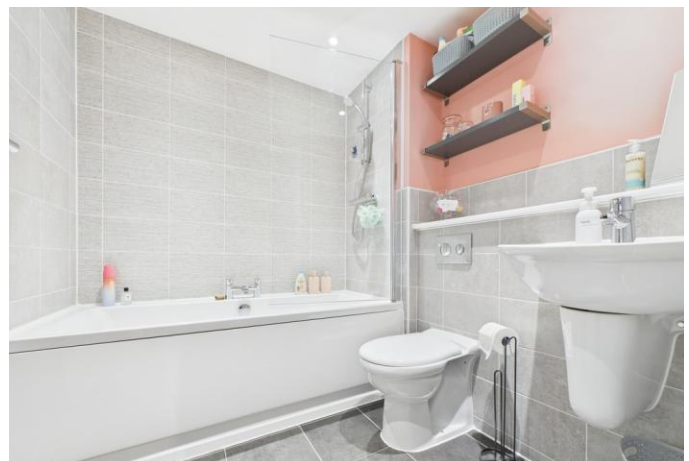
5' 10" x 6' 10" (1.78m x 2.09m) With white suite of a paneled bath with shower over, WC and wash hand basin. Tiled walls and tiled flooring, heated towel rail, extractor fan and spotlights.

OUTSIDE

To the front of the property is a low maintenance slate chipped area. The rear garden has a sunny aspect, patio, lawn and well stocked borders. A gate allows side access leading to the garage.

GARAGE

To the side of the property a single garage with an allocated parking space to the front.





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		95
(81-91) B	83	
(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 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