

CHANGING HOME



Poppy Field Park | Saltney | Chester | CH4 8FF

£275,000

An excellent most spacious 3 bedroom 2 bathroom detached family home with large most attractive rear garden.

Well located at the top of a small cul-de-sac within a popular development and with ample parking.

Hall, living room, kitchen/diner and cloakroom. Main bedroom and en-suite, 2 further bedrooms and bathroom.

Early viewing advised.

Property Description

LOCATION

The property is set within a small cul-de-sac as part of a popular modern development just to the west of Chester. Chester City Centre is a short drive away and well served by public transport. Saltney High School is a short walk away as is Morrison's Superstore. Chester Business Park, Airbus, Broughton Retail Park and the main A55 are easily accessed.

HALL

Accessed via a composite front door and with a radiator, frosted UPVC double glazed window and tiled floor.

LIVING ROOM

12' 6" plus bay x 13' 6" (3.81m x 4.11m) A spacious main reception with UPVC double glazed bay window and radiator.

KITCHEN/DINER

12' 4" x 16' 6" (3.76m x 5.03m) max. A large dual purpose room. the fitted kitchen has a range of fitted floor and wall units with 1 1/2 bowl stainless steel sink unit. Integral dishwasher, washing machine and fridge/freezer. 4 ring gas hob with oven below and stainless steel extractor hood over. tiled floor and partly tiled walls. Worcester combi boiler within a wall unit. Understairs cupboard, recessed spotlights and UPVC double glazed window. UPVC double glazed French doors to the rear garden.

CLOAKROOM

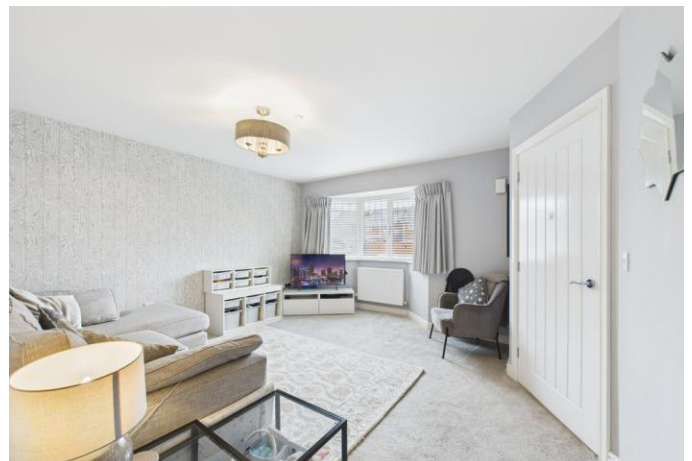
6' 11" x 3' 3" (2.11m x 0.99m) With a white suite of a WC and wash hand basin on a vanity unit. Radiator, extractor fan and tiled floor.

LANDING

With UPVC double glazed window, radiator and over stairs cupboard.

BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.1m) With fitted wardrobes, radiator and UPVC double glazed window.



EN-SUITE

With a white suite of a WC, wash hand basin and tiled shower cubicle. Tiled floor and frosted UPVC double glazed window. Heated towel rail, extractor fan and recessed spotlights.

BEDROOM 2

9' 10" x 9' 3" (3m x 2.82m) With fitted wardrobes, radiator and UPVC double glazed window.

BEDROOM 3

6' 2" x 8' 0" (1.88m x 2.44m) With radiator and UPVC double glazed window,.

BATHROOM

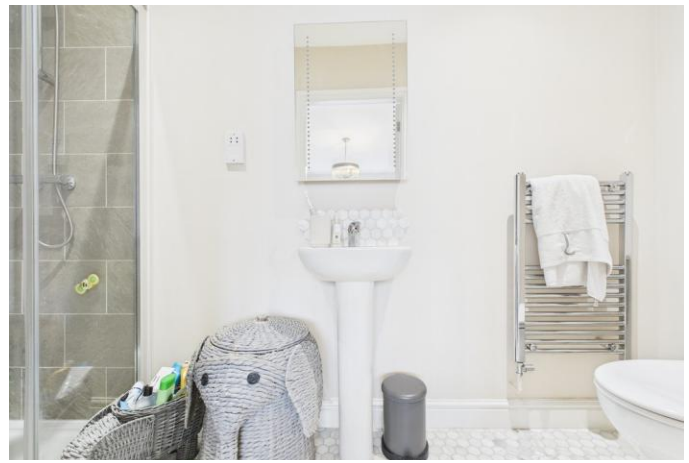
5' 5" x 6' 3" (1.65m x 1.91m) With a white suite of a paneled bath, wash hand basin and WC. Frosted UPVC double glazed window. Partly tiled walls and tiled floor. Heated towel rail and extractor fan.

PARKING

To the front is a tarmac parking area for three cars.

GARDEN

To the front is a lawn and the parking area. A gate at the side leads to large and most attractive rear garden with two stone paved patios and extensive lawn.





Tenure

Freehold

Council Tax Band

E

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