

CHANGING HOME



Sheringham Close | Saltney | Chester | CH4 8PN

£205,000

****NO ONWARD CHAIN AND READY TO GO!****

A superbly appointed 3 bedroom semi detached modern home set within a small cul-de-sac. The property benefits from having had a new fitted kitchen and UPVC double glazed windows installed this year. Ample parking and gardens front and rear. Combi fired gas central heating.

Property Description

LOCATION

The property is set within a small cul-de-sac within a modern development on the western edge of Chester. The City Centre is a short drive away and well served by public transport. Access to Airbus, Broughton Retail Park, Chester Business Park and the main A55 is simple.

PROPERTY DETAILS

This beautifully presented modern 3 bedroom semi detached home is ready to move into. Recently further improved by the current owners the third bedroom is used as a dressing room but is easily converted back to a bedroom.

Porch, living room, kitchen/diner, 3 bedrooms and bathroom.

PORCH

LIVING ROOM

13' 1" x 14' 7" (4.01m x 4.45m)

KITCHEN/DINER

8' 5" x 14' 8" (2.58m x 4.48m)

LANDING

BEDROOM 1

13' 0" x 8' 8" (3.97m x 2.66m)

BEDROOM 2

8' 5" x 7' 4" (2.58m x 2.26m)

BEDROOM 3

9' 10" x 5' 5" (3.02m x 1.65m)

BATHROOM

5' 6" x 6' 8" (1.68m x 2.05m)

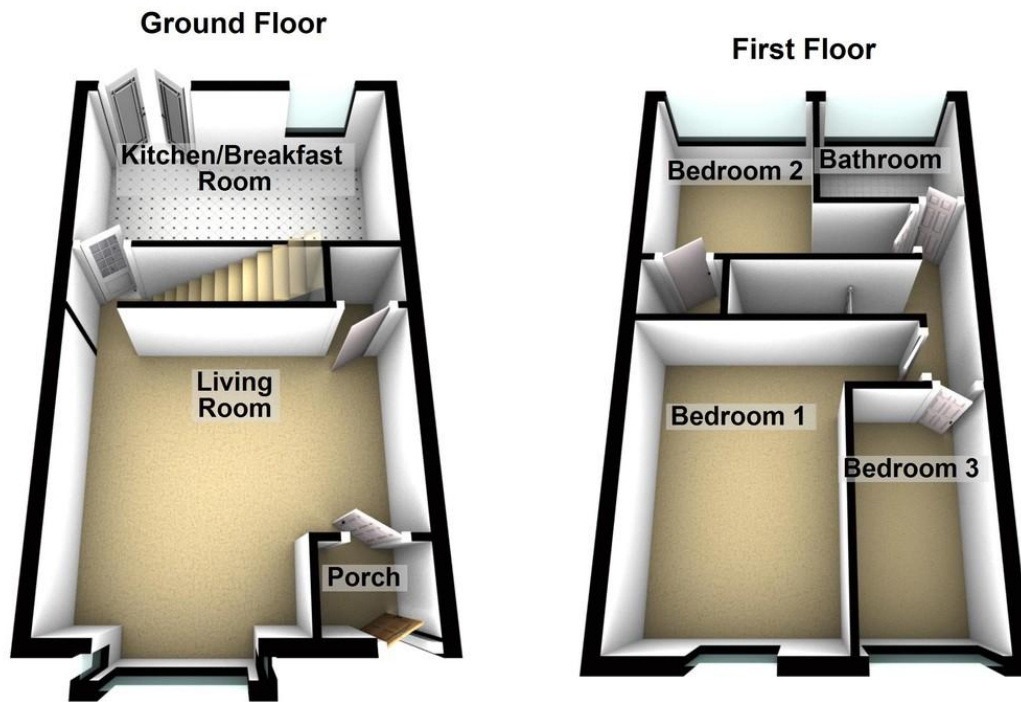
OUTSIDE/PARKING

LEASEHOLD INFORMATION

The owners currently pay an annual fee of £55 for the ground rent. We understand from the owners that the Freehold can be purchased for £2275.







for illustration only not to scale
Plan produced using PlanUp.

Tenure

Leasehold

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		

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