

CHANGING HOME



8 Makepeace Close | Vicars Cross | Chester | CH3 5LU

£385,000

A modern 4 bedroom detached family home which is extended to the rear and sits within a small cul-de-sac in popular Vicars Cross. The additional room at the rear provides several options for use. The property has ample parking, garage and low maintenance gardens. No onward chain.

Property Description

LOCATION

The property is set within the heart of popular Vicars Cross. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away & roughly a 30 minute walk down the canal and well served by public transport. The property is also a 15/20 minute walk from Christleton Primary & High School.

HALL

Accessed via a UPVC double glazed front door and with a frosted UPVC double glazed window. Large built in cupboard with central heating boiler.

LOUNGE

15' 8" x 10' 11" (4.78m x 3.33m) With gas fire within a timber mantle. Radiator, UPVC double glazed window and coved ceiling.

SITTING ROOM

12' 8" x 9' 10" (3.86m x 3m) This reception has potential to be used as a bedroom or office. There is a UPVC double glazed window and radiator.

KITCHEN/DINER

15' 9" x 12' 0" (4.8m x 3.66m) Max. The kitchen has an array of fitted floor and wall units. Stainless steel sink unit. 4 ring gas hob with extractor fan over. Integral oven. Space for a fridge and washing machine. Partly tiled walls, radiator and UPVC double glazed window.

SIDE PORCH

Accessed via a UPVC double glazed door. With a built in cupboard and UPVC frosted double glazed window.

CLOAKROOM

With a white WC and wash hand basin. Frosted UPVC double glazed window.

LANDING

With UPVC double glazed window to the side. Loft access.

BEDROOM 1

11' 11" x 9' 7" (3.63m x 2.92m) With radiator and double glazed window.

BEDROOM 2



11' 2" x 8' 4" (3.4m x 2.54m) With radiator and double glazed window. Built in cupboard.

BEDROOM 3

11' 3" x 7' 2" (3.43m x 2.18m) With radiator and double glazed window. Built in cupboard.

BEDROOM 4

8' 9" x 5' 10" (2.67m x 1.78m) With radiator and double glazed window.

BATHROOM

6' 5" x 5' 3" (1.96m x 1.6m) With a white suite of a WC, wash hand basin and shower cubicle. Tiled walls and frosted double glazed window. Radiator and airing cupboard.

GARAGE

A single detached garage with up and over door.

OUTSIDE

To the front is a low maintenance garden with brick paved drive leading along the side of the property to allow ample parking and access to the rear. The back garden is again low maintenance with two paved patios.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

D

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		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(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