

CHANGING HOME



Echo Close | Saltney | Chester | CH4 8PS

£315,000

A very spacious and well appointed 4 bedroom 2 bathroom detached family home with conservatory to rear and additional reception/bedroom on the ground floor. Set at the top of a small cul-de-sac adjacent to popular Stanley Park Drive. Attractive rear garden with sunny aspect and ample parking.

Property Description

LOCATION

The property is set at the top of a small cul-de-sac within the very popular modern development along Stanley Park Drive. Access to Chester Business Park, Airbus and A55 is simple. Chester City Centre is a short drive away and is well served by regular public transport. Morrisons and Asda as well as local shops are close at hand.

HALL

Accessed via a UPVC front door and with a tiled floor and covered radiator.

LIVING ROOM

11' 0" x 12' 10" (3.35m x 3.91m) With coved ceiling, radiator and wood effect laminate floor. UPVC double glazed window.

DINING ROOM

10' 2" x 8' 9" (3.1m x 2.67m) With coved ceiling, radiator and wood effect laminate floor. UPVC double doors lead to the Conservatory.

CONSERVATORY

11' 7" x 10' 1" (3.53m x 3.07m) With ceiling fan and light. UPVC double glazed windows and double doors.

KITCHEN

11' 11" x 12' 5" (3.63m x 3.78m) With a range of fitted floor and wall units. stainless steel sink unit. Ceramic hob with stainless steel extractor hood over. Integral dishwasher, oven and grill. Space for a fridge/freezer and washing machine. radiator, understairs cupboard and partly tiled walls. UPVC double glazed window and door to the rear garden.

OFFICE/BEDROOM 5

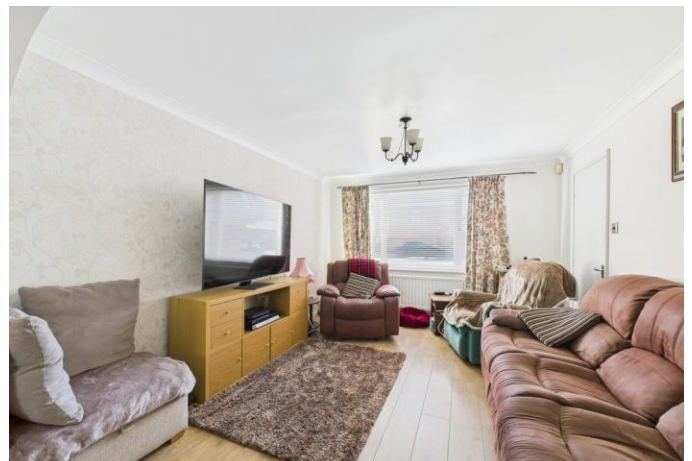
8' 0" x 9' 5" (2.44m x 2.87m) With UPVC double glazed window. Radiator. Double doors to the store room.

STORE ROOM

A large walk in store room with UPVC double glazed window. The room could potentially be converted into an en-suite for the adjacent bedroom.

CLOAKROOM

With a white WC and wash hand basin. Tiled floor and partly tiled walls. Radiator and UPVC double glazed window.



LANDING

With built in linen cupboard and loft access. UPVC double glazed window on the half landing.

BEDROOM 1

11' 3" x 9' 10" (3.43m x 3m) plus wardrobes. With a range of fitted wardrobes, dressing table and over bed lockers. radiator and UPVC double glazed window.

EN-SUITE

With a WC, wash hand basin and shower cubicle. Extractor fan, radiator and frosted UPVC double glazed window. Fully tiled walls and floor.

BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.87m) With built in wardrobe, UPVC double glazed window and radiator.

BEDROOM 3

9' 4" x 8' 5" (2.84m x 2.57m) With UPVC double glazed window and radiator.

BEDROOM 4

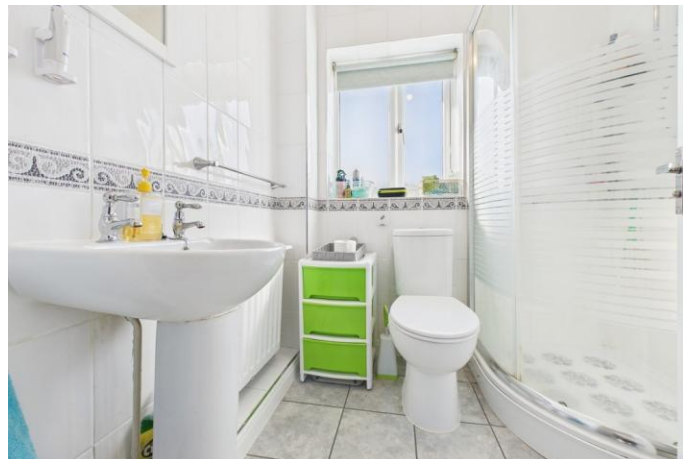
9' 2" x 6' 11" (2.79m x 2.11m) With UPVC double glazed window and radiator.

BATHROOM

5' 5" x 6' 1" (1.65m x 1.85m) with a white suite of a WC, wash hand basin and shower cubicle. Frosted UPVC double glazed window. tiled walls and tiled floor. Radiator and extractor fan.

OUTSIDE

To the front is front is a good sized tarmac parking area. A gate leads to the side of the property to give access the the rear. The back garden is most attractive with a sunny aspect, lawn, patio and neatly kept borders.





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

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