



Scholars Close, Chester, CH4 8QB

*** NO CHAIN *** A lovely three bedroom semi detached property located in the popular area of Saltney. A short drive from Broughton Retail Park and within walking distance of local shops this house is ready to move into. Briefly comprising of entrance hall with large storage cupboard for coats etc, lounge / dining room and kitchen to the ground floor. Three bedrooms (master with ensuite) and family bathroom to the first floor. Outside, to the front is a lawned garden with a driveway, to the rear the garden is of a good size, mainly laid to lawn with a small patio area and a wooden garden shed. The property also benefits from gas central heating and double glazing. *** VIEWING HIGHLY RECOMMENDED ***

Three Bedroom Semi

UPVC Double Glazing

Gas Central Heating

Good Size Rear Garden

Off Road Parking

EPC Rating D

Offers in the Region Of £195,000

Brief Details

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*** VIEWING HIGHLY RECOMMENDED ***

Hallway

Lounge 11' 3" x 11' 10" (3.43m x 3.61m)

Dining Room 8' 10" x 8' 6" (2.69m x 2.59m)

Kitchen 9' 3" x 8' 10" (2.82m x 2.69m)

Bedroom One 10' 10" x 10' 3" (3.3m x 3.12m)

Measurements are maximum

En-suite 6' 11" x 3' 3" (2.11m x .99m)

Bedroom Two 10' 2" x 10' 1" (3.1m x 3.07m)

Measurements are maximum

Bedroom Three 7' 6" x 7' 0" (2.29m x 2.13m)

Family Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

