



Wavertree Road, Chester, CH1 5AE

A beautiful contemporary home, that has been totally refurbished by the current owners. Briefly comprising of; lounge, kitchen/breakfast room, fourth bedroom/office, downstairs bathroom and conservatory to the ground floor. To the first floor there are the three bedrooms and a shower room. Outside there is plenty of off road parking to the front and side, and to the rear there is an attractive easily maintained garden. The property has full UPVC double glazing throughout and also has gas central heating installed. The house has recently been connected to the latest Direct Fibre to Home Network from Virgin Media which provides Internet Speeds up to 500MBps. The property is also a short walk to Ofsted Good rated schools. An ideal family home.

*** VIEWING HIGHLY RECOMMENDED ***

Immaculately Presented

Two Bathrooms

Garage

Viewing Highly Advised

Four Bedrooms

UPVC Double Glazing Throughout

Off Road Parking

EPC Grade D

£270,000

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Brief Details

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*** VIEWING HIGHLY RECOMMENDED ***

Lounge 21' 1" x 10' 10" (6.43m x 3.31m)

With large UPVC double glazed picture window to the front, feature Adam style fireplace and radiator.

Kitchen/Breakfast Room 21' 4" x 9' 3" (6.51m x 2.83m)

Fitted with a range of modern matching wall and base units. Space for fridge freezer and space and plumbing for washing machine and dishwasher. Fitted oven, hob and extractor, tiled splash backs, breakfast bar, two double glazed windows to side elevation and one and a half bowl sink unit. Opening onto the conservatory.

Bedroom One 10' 10" x 9' 2" (3.31m x 2.79m)

With UPVC double glazed window to front elevation, radiator and mirror fronted wardrobe.

Bedroom Two 10' 11" x 8' 7" (3.32m x 2.61m)

With UPVC double glazed window to rear elevation and radiator.

Bedroom Three 5' 7" x 9' 3" (1.7m x 2.82m)

With UPVC double glazed window to rear elevation and radiator. Smart storage fitted wardrobe with pull out single bed.

Bedroom Four / Office 10' 3" x 12' 4" (3.13m x 3.76m)

With UPVC double glazed window to the rear, radiator and a run of sliding wardrobes.

Family Bathroom

Fitted with a contemporary white three piece suite, with shower over the bath. UPVC double glazed window, part tiled walls and chrome effect heated towel rail.

Shower Room

Corner shower cubicle, white vanity unit and low level WC. Heated towel rail and UPVC double glazed window.

Conservatory 14' 8" x 7' 5" (4.46m x 2.25m)

Built of double glazed PVC construction, having a tiled floor and leading out to the rear garden.

Externally

Parking to the front, side and well enclosed, easily maintained garden to the rear. Garage.

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.

