



Gonsley Close, Chester, CH2 2DT

PDA Estate Agents Chester are delighted to offer to the market this attractively priced, three bedrooms semi-detached house ideally positioned on a pleasant, popular residential development in the desirable location of Chester, benefiting from the close proximity of local amenities, highly acclaimed schools, bus/rail routes and major road links. The property boasts; gas central heating, double glazing throughout, off-road parking and garage. The property comprises of; entrance to a spacious lounge with storage, kitchen and ground floor extension to private rear garden. To the first floor, there are two double bedrooms, a single bedroom and a modern bathroom. Externally, there is a pathway to the front door with mature plants and shrubs. The side of the property benefits from a garage for off-road parking and gated access into the rear garden. The rear of the property has a beautifully paved patio seating area.

Three Bedrooms

Popular Location

Ground Floor Extension

Garage

Private Garden

Viewing Recommended

£225,000

Front

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Lounge 16' 7" x 15' 11" (5.05m x 4.85m)

UPVC Door, Double glazed window, electric wall mounted fire, storage cupboard

Dining Room 9' 5" x 14' 3" (2.87m x 4.34m)

Double UPVC Doors, Sky light window, UPVC side window, Radiator

Kitchen 7' 4" x 7' 9" (2.24m x 2.35m)

A range of wall & base units with worktops over, integrated oven & grill, 4 ring hob, extractor fan, integrated fridge/freezer, dishwasher, inset sink with mixer tap, radiator, double glazed internal window to dining room

Master bedroom 15' 3" x 8' 6" (4.66m x 2.59m)

Double glazed window, fitted wardrobes and dresser

Bedroom 3 8' 8" x 5' 10" (2.65m x 1.79m)

Double glazed window, fitted wardrobes

Bedroom 2 8' 8" x 10' 1" (2.65m x 3.08m)

Double glazed window, fitted wardrobes

Bathroom 7' 5" x 5' 9" (2.25m x 1.75m)

Modern bathroom, panel bath with shower over, w.c, wash basin, radiator, extractor fan, double glazed window to rear aspect.

Garage 16' 7" x 9' 4" (5.06m x 2.84m)

Spacious garage with power and lighting

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.

