



For Sale

£260,000



- Detached Residence
- Three Bedrooms
- Modern Fitted Kitchen/Breakfast Area
- Separate Lounge
- Driveway/Garage

- Downstairs Cloakroom
- Fitted Bathroom Suite to First Floor
- En-Suite to Main Bedroom
- Generous Sized Enclosed Garden
- Exceptional Standard of Living

**Garden Village
Chester, CH4 8BF**

Property Description

Occupying a corner position on this small popular modern development stands this detached three bedroom property which offers stylish and an exceptional standard of living throughout where only an internal inspection can appreciate this beautiful home. The property offers the full benefits of gas fired central heating, double glazing, modern fitted kitchen with integrated appliances, separate lounge, downstairs cloakroom, two bathrooms to the first floor, generous sized enclosed garden which in the agents opinion offers a great deal of privacy, driveway with parking for up to two vehicles and single garage with light and power. **EARLY INSPECTION STRONGLY ADVISED TO AVOID DISAPPOINTMENT. FLOORPLAN TO BE ADDED. NO ONWARD CHAIN INVOLVED.**

Location

Located in a convenient position with easy access to the historical City of Chester which hosts a vast range of shops, restaurants, public houses and wine bars but is also within easy reach of Broughton Retail Park. The area itself offers a good selection of shops with schooling for all ages and is a great location for the busy commuter looking to access to the motorway networks.



Entrance Hall

Entrance via canopy porch with composite partly double glazed entrance door leading into the reception hallway, laminated wood effect flooring, under stairs storage cupboard, stairs to the first floor, cloaks area with fitted shelving, central heating radiator.

Cloakroom

Low level w.c with top flush, pedestal wash hand basin with tiled splashback and lever tap, central heating radiator.

Lounge: 16.77' x 10.10' (5.11m x 3.08m)

Measured maximum into width and length, two double glazed windows to the side elevation one being a square bay, double glazed window to the front elevation, two central heating radiators.

Kitchen/breakfast Area: 16.73' x 10.43' (5.10m x 3.18m)

Modern style fitted kitchen comprising of an extensive range of eye level and base units with complimentary worktops incorporating one and a half stainless steel drainer sink unit with swan style neck mixer tap, integrated appliances including dishwasher, washing machine and fridge freezer, lamona oven and hob with extractor fan above, cupboard housing central heating boiler, tile effect flooring, central heating radiator, concealed lighting, french double glazed doors leading from breakfast area out onto the garden.

Landing

Access to loft with ladder attachment, double glazed window to the rear elevation.

Bedroom One: 10.89' x 10.24' (3.32m x 3.12m)

Measured maximum into recess. Double glazed window to the front elevation, central heating radiator.

En-suite Shower Room

Fully tiled shower cubicle incorporating fitted shower, pedestal wash hand basin with lever tap and tiled splashback, low level w.c with top flush, chrome towel rail, shaver point, tile effect flooring, double glazed window to the front elevation, concealed lighting.

Bedroom Two: 10.27' x 10.24' (3.13m x 3.12m)

Measured maximum into width and length. Double glazed window to the front elevation, central heating radiator.

Bedroom Three: 7.51' x 7.05' (2.29m x 2.15m)

Double glazed window to the side elevation, central heating radiator.

Bathroom

Fitted bathroom suite comprising of panelled bath with lever taps having fitted shower over with shower screen, pedestal wash hand basin with lever taps, low level w.c with top flush, tile effect flooring, double glazed window to the side elevation, towel rail.

Externally

To the front of the property there is artificial grass sections which extend to the side with pathway leading to the front entrance. To the side of the property there is a generous sized garden which is fully enclosed by timber fencing and comprises of feature circular flagged seating area, lawned section, large flagged patio, decorative flower and shrub borders and pathway leads to a timber gate gaining access to the driveway providing parking for two vehicles and brick-built garage with pitched roof (power and lighting).

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FLOORPLAN TO FOLLOW

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	82	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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