



For Sale

£210,000



- Popular Modern Development
- Occupying a Popular Position
- IDEAL FIRST TIME BUYER HOME
- Two Double Bedrooms
- Fitted Family Bathroom

- Fitted Kitchen
- Gas Central Heating
- Double Glazing
- En-Suite to Main Bedroom
- Good Sized Garden/Parking

**Garden Village
Saltney, CH4 8BF**

Property Description

An ideal opportunity to acquire this modern style and well-presented two-bedroom end town house occupying a pleasant position on this popular small development. The property offers well-presented living with the full benefits of gas fired central heating, double glazing, fitted modern style kitchen with integrated appliances, cloakroom, two bathrooms to the first floor, off road parking, gardens to both the front and rear. **EARLY INSPECTION IS STRONGLY RECOMMENDED TO APPRECIATE THIS IDEAL FIRST TIME BUYER HOME OR BUYER TO LET OPPORTUNITY.**



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

Composite partly double-glazed entrance door, central heating radiator, stairs to the first floor, double glazed window to the side elevation, Worcester central heating thermostat control.

Lounge: 13.88' x 9.81' (4.23m x 2.99m)

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

Kitchen/breakfast Area: 12.80' x 11.78' (3.90m x 3.59m)

Measured maximum in width and length. Fitted modern style kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with mixer swan style tap, built in oven and hob with extractor hood with tiled splashback, integrated appliances including washing machine, fridge freezer, dishwasher, concealed lighting, laminated wood effect flooring, cupboard housing central heating boiler, central heating radiator, large walk in under stairs storage cupboard, french double glazed doors gaining access to the rear garden.

Cloakroom

Low level w.c with top flush, pedestal wash hand basin with lever taps, central heating radiator, laminated wood effect flooring.

Landing

Double glazed window to the side elevation.

Bedroom 1: 12.96' x 9.84' (3.95m x 3m)

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

En-suite

Fully tiled shower cubicle incorporating fitted shower, pedestal wash hand basin with tiled splashback and lever tap, low level w.c with top flush, fully tiled to walls, double glazed window to the front elevation, heated towel rail, concealed lighting, extractor fan.

Bedroom 2: 12.83' x 6.63' (3.91m x 2.02m)

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

Bathroom

Fitted white bathroom suite comprising of panelled bath, pedestal wash hand basin, low level w.c, part tiled to walls, shaver point, heated towel rail, storage cupboard, extractor fan.

Externally

The property offers lawned areas to the front with pathway leading to the front entrance and side of the property gaining access to the rear garden. To the front there is also allocated parking for the property. The rear garden is fully enclosed by timber fencing and for a property of this type offers a generous sized plot and is mainly laid to lawn with small patio area.

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