



For Sale

£169,950



- BUY TO LET OPPORTUNITY
- READY MADE INVESTMENT
- PRICED TO SELL QUICKLY
- Mature Terraced Property
- Well Presented Living

- Two Bedrooms
- Convenient/Popular Location
- Enclosed Yard to Rear
- Early Enquiry Strongly Advised
- Fitted Kitchen

**Alma Street
Chester, CH3 5DF**

Property Description

PHOTOS TAKEN WHEN PROPERTY WAS EMPTY. ASHTON AND GROSVENOR ESTATE AGENTS WOULD LIKE TO INTRODUCE TO THE MARKET PLACE THIS READY MADE BUY TO LET INVESTMENT WHICH IS CURRENTLY BEING LET AT £850pcm. This mature terraced property briefly comprises of: entrance into front lounge, good sized kitchen diner with fully fitted kitchen, leading to small rear sunroom with access out to the private enclosed courtyard. Upstairs has two good sized bedrooms, the front bedroom has the benefit of fitted wardrobes with louvre doors, the second bedroom which is also a good size and shower room.

Location

The property occupies a popular and convenient location to live with the local area offering a good selection of shops, public houses, schooling for both secondary and primary education. The home is within stone's throw away from the canal which offers pleasant walks into the historical City of Chester hosting a vast range of shops, restaurants, wine bars and is a great location for the busy commuter looking for easy access to the motorway networks.



Lounge: 12.43' x 12.01' (3.79m x 3.66m)

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

Kitchen/breakfast Area: 12.30' x 8.96' (3.75m x 2.73m)

Fitted modern style kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bow sink unit with drainer and mixer tap, built in oven and hob with extractor fan above, plumbing for washing machine, wall mounted Jaguar central heating boiler, tiling to floor, central heating radiator, double glazed window to the rear elevation, part glazed timber door leading to the rear sun room.

Landing

Access to loft.

Bedroom 1: 12.11' x 11.15' (3.69m x 3.40m)

Measured maximum into recess. Double glazed window to the front elevation, central heating radiator, two built in wardrobes with louvered doors.

Bedroom 2: 8.89' x 6.73' (2.71m x 2.05m)

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

Shower Room

Shower cubicle incorporating fitted shower with sliding door, pedestal wash hand basin, low level w.c with top flush, part tiled to walls, central heating radiator, extractor fan, double glazed window to the rear elevation.

Externally

There is an enclosed yard to the rear with decorative gravel section.

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92+	A		
81-91	B		90
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

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