



Cheyney Road, Chester CH1 4BT

welcome to

Cheyney Road, Chester

Jones & Chapman are excited to welcome onto the market this extended six bedroom semi detached house, currently used as an HMO (house of multiple occupancy) but would also make a fabulous large family home. Call us now to arrange your viewing!



Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Upon entering the property through the front door you will find a UPVC window to the side aspect, two double panel radiators, tiled flooring and an under stairs cupboard housing the meters.

Downstairs W.C

4' 4" x 2' 7" (1.32m x 0.79m)

The downstairs cloakroom has a UPVC double glazed window to the side aspect with tiled flooring, a corner wash hand basin and a WC.

Bedroom One

12' x 15' 6" (3.66m x 4.72m)

The first bedroom has a UPVC double glazed window to the front aspect, a double panel radiator, fitted grey carpet with complementary white decor and a smoke alarm.

Bedroom Two

15' 5" x 9' 2" (4.70m x 2.79m)

The second bedroom has UPVC double French doors to the rear aspect, a double panel radiator, laminate flooring and a Velux window to the rear.

Bedroom Three

21' 6" x 8' 5" (6.55m x 2.57m)

The third bedroom has UPVC double French doors to the rear aspect, two double panel radiators, laminate and carpet flooring and a Velux window to the rear.

Kitchen/ Sitting Room

The kitchen/sitting room has a UPVC double glazed window to the front aspect, and a UPVC door to the side aspect, there is a range of wooden wall, base and drawer units with complementary brown mottled work surfaces, space for appliances, a fitted cupboard housing the Alpha boiler, and tiled flooring. There is a breakfast bar opening to the sitting room which has UPVC double glazed French

doors to the rear, a double panel radiator, laminate flooring and a skylight.

Landing

Access to the first floor landing via a carpeted staircase with a spindle wooden and metal banister, here you will find the loft hatch.

Bedroom Four

11' 3" x 10' 3" (3.43m x 3.12m)

The fourth bedroom has two UPVC double glazed windows to the front and side aspect, a double panel radiator, fitted grey carpet with complementary grey decor and a Velux window.

Bedroom Five

10' 4" x 11' 2" (3.15m x 3.40m)

The fifth bedroom has a UPVC double glazed window to the rear aspect, a double panel radiator, and a fitted grey carpet with complementary white decor.

Bedroom Six

13' 6" x 12' (4.11m x 3.66m)

The sixth bedroom has a UPVC double glazed window to the front aspect, a double panel radiator, fitted beige carpet with complementary white decor, fitted three door wardrobes and a built in dressing table and drawers.

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

The bathroom has a UPVC double glazed window to the rear aspect, panel bath with a Mira overhead shower, a pedestal wash hand basin and a low level push flush WC. The floor and walls are fully tiled with a single panel radiator.

Shower Room

8' 7" x 5' 9" (2.62m x 1.75m)

The shower room has a UPVC double glazed window to the front aspect, a large walk in shower with chrome fittings, low level push flush WC, wash hand basin set within a vanity unit and a fitted white gloss vanity unit, the floor is tiled with a fitted mirror and

inset spotlights.

Front Garden

The front garden has a lawn area with mature trees and a dwarf wall. There is a flagged and gravel driveway offering off road parking for two cars.

Rear Garden

The large corner plot garden has a flagged patio and pathway, it is mainly laid to lawn with fully hedged and fenced borders and mature shrubs and trees. There is an outhouse and an outdoor tap.



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welcome to

Cheyney Road, Chester

- Well Presented Semi Detached House
- Six Bedrooms, Kitchen/Sitting Room & Downstairs WC
- Bathroom & Shower Room
- Front & Rear Gardens On A Corner Plot
- Currently Used As A HMO

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108344 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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