

# CHANGING HOME



**Llys Derwen | Higher Kinnerton | Chester | CH4 9AA**

**£240,000**

An immaculately presented and beautifully presented modern two bedroom mews home. Set within the popular village of Kinnerton the property demands internal inspection to appreciate its quality. Hall, lounge/diner and kitchen. Landing two bedrooms and bathroom. Gardens front and rear. Off road parking. NO ONWARD CHAIN.

## Property Description

### LOCATION

The very popular village of Kinnerton lies close to the England and Wales border within beautiful countryside. Both Chester and Wrexham are easily accessed by car. The A55 is also close by as is Chester Business Park, Airbus and Broughton Retail Park are a short drive away.

The village has shops, a superb coffee shop, two public houses and a highly thought of primary school.

### HALL

Accessed via a UPVC front door and with a understairs cupboard, covered radiator and wood effect laminate floor.

### LOUNGE/DINER

13' 0" x 12' 8" (3.96m x 3.86m) With double glazed UPVC patio doors to the rear garden. Feature fireplace recess, wood effect laminate floor, coved ceiling and radiator.

### KITCHEN

9' 6" x 6' 1" (2.9m x 1.85m) An attractive fitted kitchen with fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Oven with ceramic hob and stainless steel extractor hood over. Partly tiled walls. Space for a washing machine and fridge/freezer. UPVC double glazed window.

### LANDING

With stairs from ground floor.

### BEDROOM 1

13' 0" x 7' 5" (3.96m x 2.26m) plus wardobes. With fitted double wardrobe having mirror fronted sliding doors. Radiator and UPVC double glazed window.

### BEDROOM 2

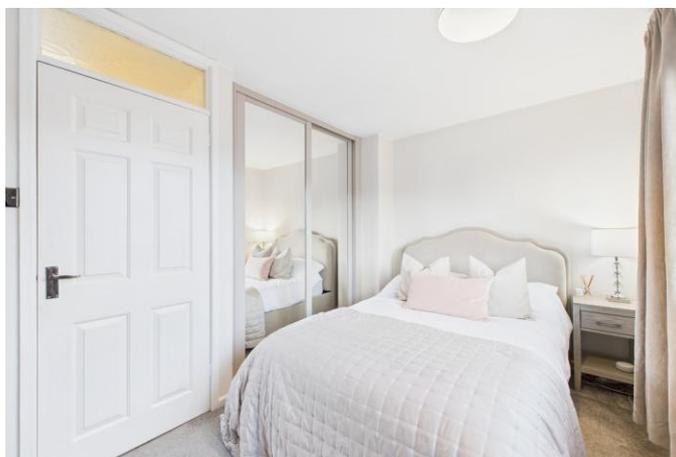
11' 11" x 6' 10" (3.63m x 2.08m) Radiator and UPVC double glazed window. Loft access.

### BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m) An impressive newly fitted bathroom consisting of a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen. Extractor fan, recessed spotlights and frosted UPVC double glazed window. Over stairs built in linen cupboard.

### OUTSIDE

To the front is a lawn. The rear garden is low maintenance with



paving and a shed.

### **PARKING**

There is an allocated parking space and spaces for visitor parking to the side of the property.

### **USEFUL INFORMATION**

The property has been recently upgraded with new flooring, new doors, new bannister, fitted mirror sliding wardrobes in the master bedroom. All sockets downstairs have been changed to USB sockets, the boiler has been recently serviced and has an upto date gas safety record. The property is being sold with NO ONWARD CHAIN.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements