



12 Elm Avenue, Penyffordd
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£380,000**

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk

12 Elm Avenue

Penyffordd, Chester

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 DOUBLE BEDROOMED DETACHED HOUSE
- DRIVEWAY WITH OFF ROAD PARKING
- GARAGE SUITABLE FOR STOARGE / BIKES
- EXTENDED TO INCORPORATE A FAMILY ROOM TO THE REAR
- FITTED WARDROBES IN ALL FOUR BEDROOMS
- FAMILY BATHROOM, ENSUITE BATHROOM AND DOWNSTAIRS WC
- BUILT 2014
- SET IN A POPULAR RESIDENTIAL ESTATE
- EXCELLENT ACCESS TO BROUGHTON RETAIL PARK, CHESTER AND NORTH WALES
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- FRIENDLY VILLAGE COMMUNITY



T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Hallway

Accessed via a PVC door, wood laminate floor, doors to downstairs bathroom, storage cupboard, kitchen and lounge, stairs to the first floor

Lounge

15' 2" x 13' 3" (4.62m x 4.04m)

PVC double glazed bay window to the front and PVC double glazed window to the side, wall mounted electric fire, wall mounted radiator

Kitchen / Family Room

30' 3" x 9' 5" (9.22m x 2.87m)

A range of fitted wall, drawer and base units, worktop with sink unit and mixer tap, built in double oven with gas hob above and extractor hood over, integrated dishwasher, space for a large fridge freezer, tiled splashbacks, PVC double glazed window to the rear, PVC double glazed french door opening to the rear garden, wall mounted radiator, door to the utility room NB the room has been extended allowing for the additional space of the family room

Utility

6' 6" x 5' 7" (1.98m x 1.70m)

Worktop and wall units, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted 'Ideal' combination boiler, PVC door opening to the side access

Downstairs WC

Close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to the front, wall mounted radiator



First Floor Landing

PVC double glazed window to the side, doors to bedrooms, bathroom and storage cupboard, access to the roof space, wall mounted radiator

Bedroom One

13' 9" x 13' 3" (4.19m x 4.04m)

PVC double glazed window to the front, wall mounted radiator, fitted 6 door wardrobe, door to ensuite

Ensuite

8' 3" x 5' 8" (2.52m x 1.73m)

A modern suite comprising a double shower cubical, pedestal wash hand basin and close coupled WDC, part tiled walls, obscure PVC double glazed window to the front, wall mounted towel radiator

Bedroom Two

14' 6" x 9' 10" (4.42m x 3.00m)

PVC double glazed window to the front, wall mounted radiator, built in wardrobes

Bedroom Three

15' 3" x 8' 8" (4.65m x 2.64m)

PVC double glazed window to the rear, wall mounted radiator, built in wardrobes

Bedroom Four

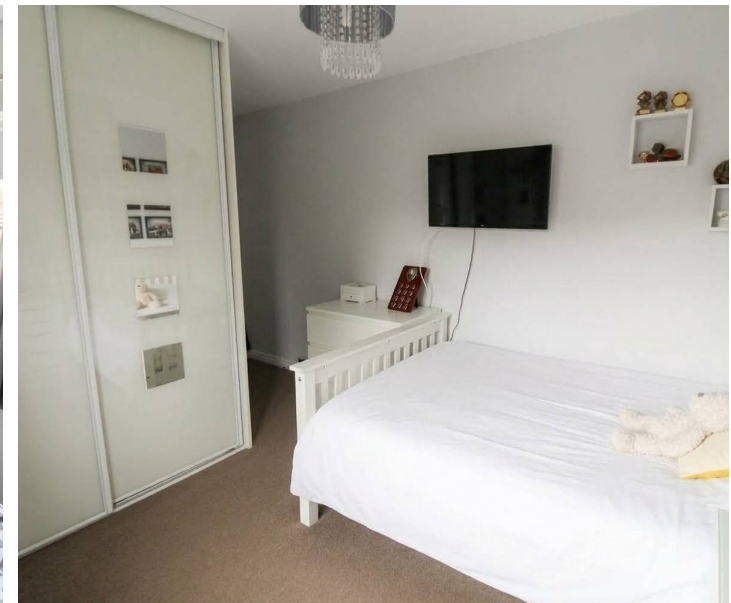
11' 7" x 9' 5" (3.53m x 2.87m)

PVC double glazed window to the rear, wall mounted radiator, built in wardrobes

Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, part tiled walls, obscure PVC double glazed window to the rear, wall mounted radiator





FRONT GARDEN

Laid to lawn with mature shrubs

REAR GARDEN

Laid to lawn with timber fencing surround, pathway to each side allowing side access via timber gates, patio area, outside tap

DRIVEWAY

2 Parking Spaces

Hardstanding offering off road parking for 2 vehicles

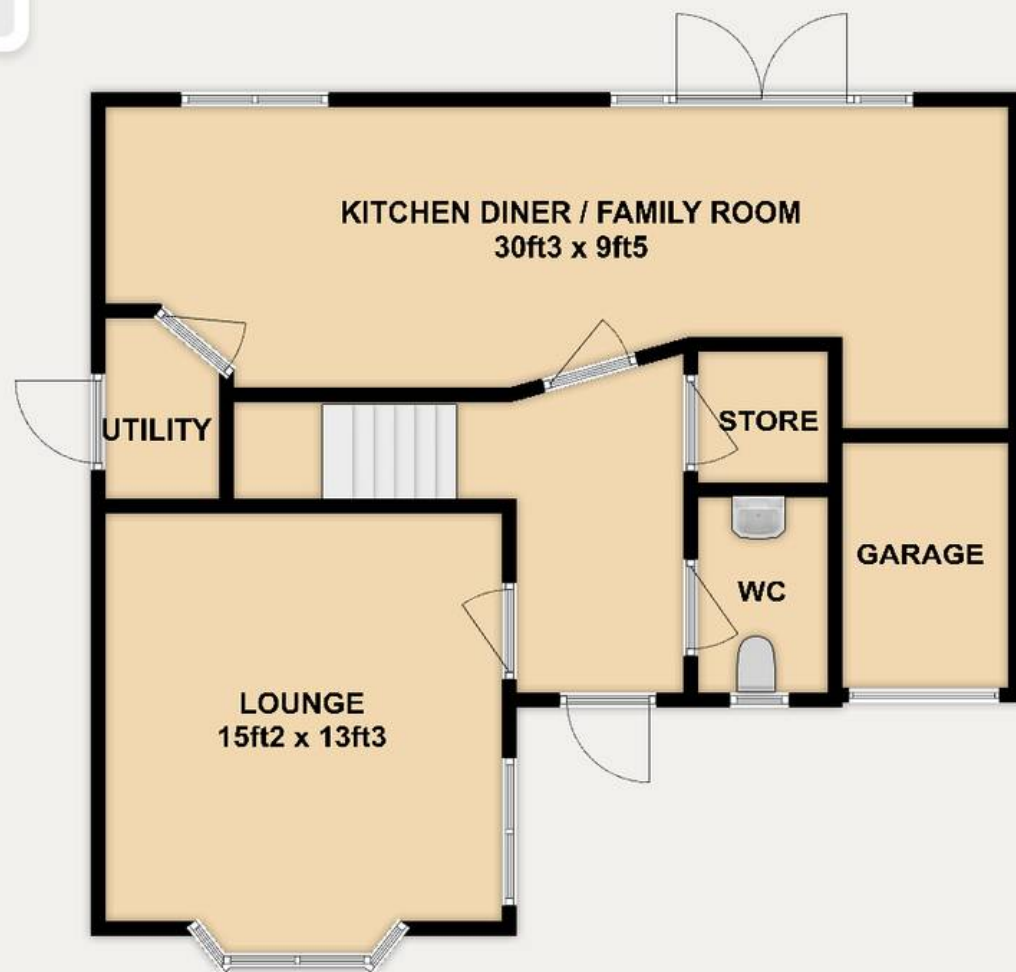
GARAGE

Single Garage

Accessed via an up and over door, the garage has been reduced to allow expansion into the family room, the garage is suitable for storage/bikes/motorbikes etc









SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk