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43 Kynaston Drive, Saltney Ferry, Chester, CH4 0AT

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By Auction £140,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £140,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

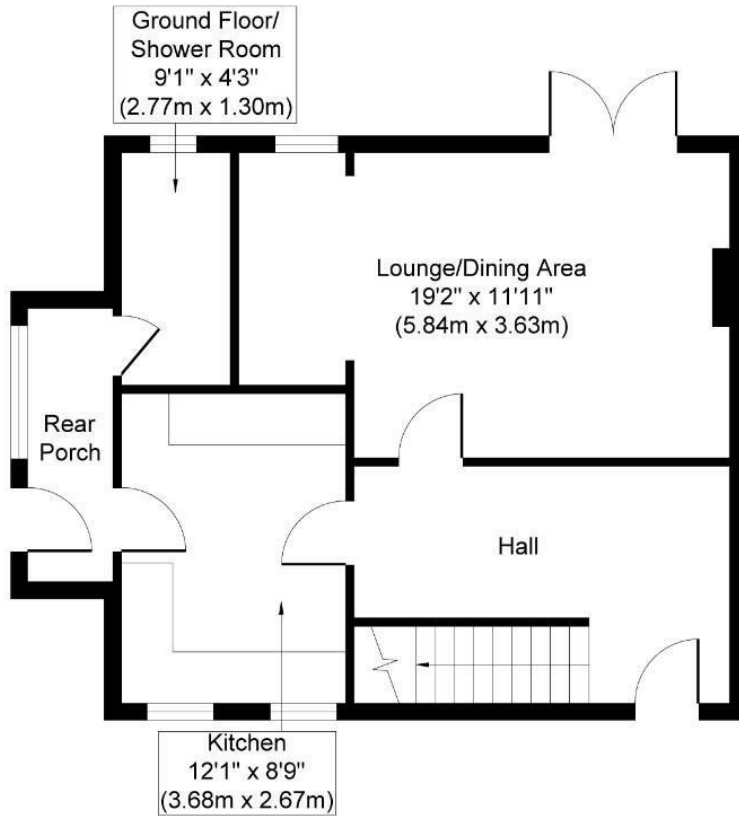
Calling all Builders, Investors and Landlords. Here is one to add to your portfolio.

This property is a sizable three bedroom semi-detached on a generous plot. The property forms part of this established development and offers easy access to Bristol Aerospace, Broughton Retail Park, Chester and the A55. The area is well served by local shops, supermarkets and schools.

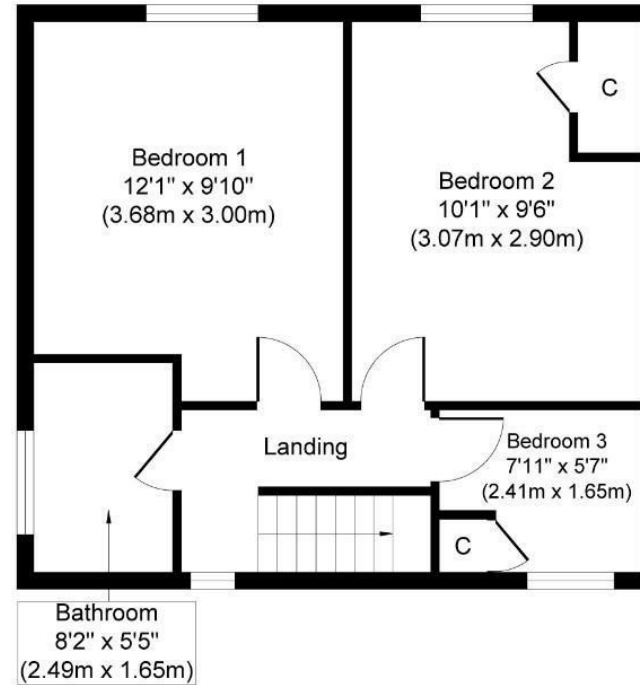
However, this property does require a full cosmetic makeover at the very least to include kitchen, shower room, bathroom, decoration and updating of general fitments. Other works may be required but we are not qualified to advise on these.

The property has enjoyed a long history as in the rental market and is now ready for its next chapter once brought up to the required standard.

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Ground Floor
Approximate Floor Area
550 sq. ft
(51.09 sq. m)



First Floor
Approximate Floor Area
511 sq. ft
(47.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Entrance Hall

Central heating radiator, stairs to first floor.

Lounge/Dining Area

19'2" x 11'11"

The lounge area has a fireplace and French doors to the rear garden, double glazed window, central heating radiator. The dining area has a central heating radiator and double glazed window to rear elevation.

Kitchen

12'1" x 8'9"

A good space that could be very impressive with a refit. Currently there is a range of wall and base units, four burner gas hob, oven and stainless steel sink unit but they are in poor condition. Tiled floor, two double glazed windows to front elevation and side access door to:-

Rear Porch

Double glazed window to side elevation, side access door and internal to leading to:-

Ground Floor Shower Room

9'1" x 4'3"

Corner shower cubicle, low-level WC and pedestal wash basin again ripe for upgrading. Window to rear elevation.

First Floor

Staircase leads from hall to first floor landing with double glazed window to front elevation.

Bedroom One

12'1" x 9'10"

Double glazed window, central heating radiator.

Bedroom Two

10'1" x 9'6"

Double glazed window, central heating radiator, boiler cupboard housing Worcester boiler.

Bedroom Three

7'11" x 5'7"

Double glazed window, central heating radiator.

Bathroom

8'2" x 5'5"


Panel bath, pedestal wash basin, low-level WC, ladder towel rail, tiled walls, double glazed window to rear elevation.

Outside

This is a key feature of this property. Timber gates allow access to initially the front and side garden areas which have been changed to parking for several vehicles. Maybe with the correct permissions being obtained, this property could be extended to create extra accommodation.

The rear garden is again a good size and mainly later lawn.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









