



St. Marks Road,

Offers In Excess Of £180,000



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St. Marks Road, Chester
Offers In Excess Of £180,000

It's time to get 'Down' to business - so 'Park' yourself on a comfy chair but don't get too comfy as I need you to view this property now!! This super home is located within the catchment of sought after Primary and Secondary schools. Take a look at this three bedroom semi-detached home in the sought after location of Saltney. Close to local amenities and Schools. In brief the property comprises: Lounge, Dining room and large rear garden with decking area. To the first floor you will find three bedrooms and a family bathroom. The property features a driveway for two cars and GCH .

GROUND FLOOR

ENTRANCE HALL

A entrance door to the front leads into the entrance hall. Doors give access to the ground floor accommodation and stairs rise to the first floor with an under stairs storage cupboard.

LOUNGE

3.40m x 3.60m (11'2" x 11'10")
Having a decorative open fireplace set upon a tiled hearth and surround with an oak mantle. Double glazed bay window to the front elevation. Solid wood flooring, ceiling light and radiators. TV point.

DINING ROOM

3.00m x 2.20m (9'10" x 7'3")
Large space featuring patio doors leading out to the decked area and archway leading to kitchen. Solid wood flooring, ceiling light and radiator.

KITCHEN

3.80m x 3.10m (12'6" x 10'2")
Having worktops with tiled splashbacks and a range of base units below incorporating cupboards and drawers with matching wall mounted units. A one and a half bowl stainless steel sink unit with mixer tap, electric and space for a freestanding cooker with decorative brick surround, plumbing and space for a washing machine, space for a tall fridge freezer. Double glazed window to the rear elevation. Solid wood flooring, ceiling spot lights and part tiled walls.

FIRST FLOOR

BEDROOM ONE

3.63m x 3.35m (11'11" x 11'0")
Large double room with built in up and over wardrobes and shelving units. Double glazed window to the front elevation, ceiling light and radiator with carpeted floor.

BEDROOM TWO

3.35m x 3.36m (11'0" x 11'0")
Another double room with D=double glazed window to the rear elevation, ceiling light and radiator with carpeted floor.

BEDROOM THREE

2.64m x 2.00m (8'8" x 6'7")
Single room with double glazed window to the front elevation, ceiling light and radiator with carpeted floor.

BATHROOM

2.00m x 1.80m (6'7" x 5'11")
With a suite comprising a panel bath, wash hand basin and low level WC. The

bathroom has tiling throughout, privacy glazed double glazed window to the rear elevation and a radiator.

EXTERNALLY

To the front of the property is a large driveway with parking for two cars. The rear garden is fully enclosed by hedging and fencing having a large raised decked seating area off the dining room enjoying

the views. With a large wooden storage shed with the rest of the garden being laid to lawn.

FLOORPLAN

Laser Tape Clause

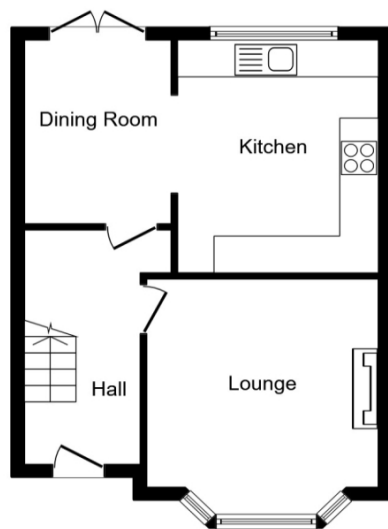
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

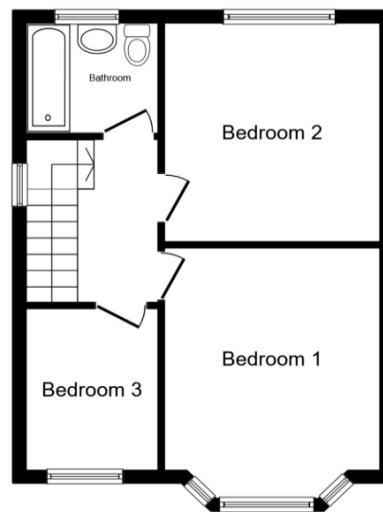
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 81.0 sq. m. (872 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

