



7 HIGH STREET, CH4

£212,500

- 3 BED TERRACED
- MODERN KITCHEN
- LARGE REAR GARDEN
- 2 BATHROOMS
- DRIVEWAY PARKING
- NO CHAIN

BEAUTIFULLY MODERNISED THROUGHOUT * DECEPTIVELY SPACIOUS * TWO BATHROOMS. * OFFERED WITH NO CHAIN * A larger than average three-bedroom terrace conveniently situated along High Street in Saltney, within easy reach of local amenities and Chester city centre. Having been thoughtfully modernised and improved throughout by the current owners, the property now offers stylish, ready-to-move-into accommodation which briefly comprises; entrance porch, entrance hallway, living room, dining room with French doors onto the garden, fitted kitchen, downstairs family bathroom, landing, principal bedroom with ensuite, bedroom two and single bedroom three.

Externally, to the rear there is a low-maintenance garden with paved patio and gravelled parking area with wooden gates. An early viewing is strongly recommended to fully appreciate the quality of the finish throughout.

Location - The property is conveniently situated for local amenities in Saltney and about two miles from Chester city centre which offers excellent shopping and leisure facilities. Saltney provides a good range of shops including a Morrison's supermarket, schools for all ages and frequent buses into the city centre. The nearby Broughton Retail Park provides a further comprehensive range of shops and a recently opened cinema complex. Easy access is available to the Business Park and A55 North Wales expressway which links into the motorway network.



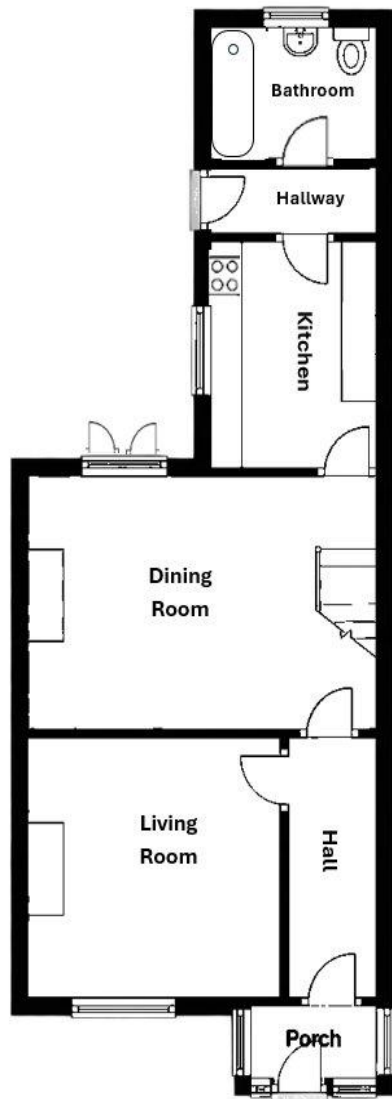



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Ground Floor

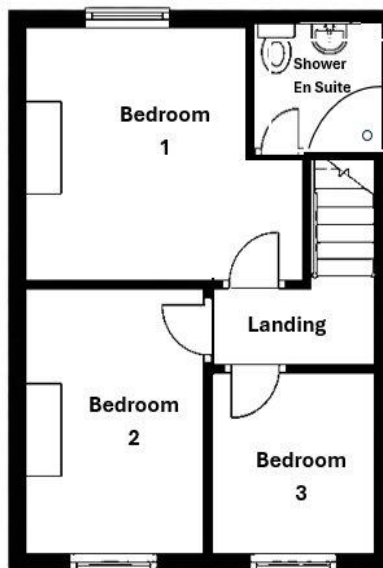
Approx. 53.4 sq. metres (574.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 sq. feet)

First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



COUNCIL TAX

Band C

LOCAL AUTHORITY

Flintshire County Council

TENURE

SERVICE CHARGE (PA)

GROUND RENT

EPC

Certificate Number : 04902811694593080855

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/04902811694593080855>

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