



6 Bakers Park, Saltney

£259,000 Freehold

MODERN DETACHED 3 BEDROOM HOME • 2 BATHROOMS AND DOWNSTAIRS WC • CUL-DE-SAC LOCATION • PARKING FOR 2 CARS TO FRONT • SOUTH FACING REAR GARDEN • WELL APPROPRIATED THROUGHOUT • NHBC COVERED • NO ONWARD CHAIN

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Hall

Accessed via a composite front door and with a radiator and UPVC double glazed window.

Lounge

12' 7" x 17' 6" (3.84m x 5.33m)

With radiator and UPVC double glazed window.

Kitchen/Diner

10' 9" x 2' 10" (3.28m x 0.87m)

An attractive fitted kitchen with wall and wall units. Integral fridge/freezer, dishwasher and washing machine. 4 ring gas hob with oven below and stainless steel extractor hood over. Recessed spotlights and radiator. Under stairs cupboard, UPVC double glazed window and UPVC double glazed French doors.

Cloakroom

With a white WC and wash hand basin. Extractor fan, radiator and frosted UPVC double glazed window.

Landing

With radiator, loft access and UPVC double glazed window.

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m)

With UPVC double glazed window and radiator.

En-suite

With a white suite of a WC, wash hand basin and tiled shower cubicle. Heated towel rail and frosted UPVC double glazed window.

Bedroom Two

9' 2" x 10' 4" (2.79m x 3.15m)

With UPVC double glazed window and radiator.

Bedroom Three

8' 5" x 6' 3" (2.57m x 1.91m)

With UPVC double glazed window and radiator.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Heated towel rail, partly tiled walls and frosted UPVC double glazed window.

Outside

To the front is a tarmac parking area for 2 vehicles. At the rear is a very neat enclosed garden which is south facing. There is a patio, lawn, shed and tap.



Floor 0

Approximate total area⁽¹⁾
76.2 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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