



HUNTERS®
HERE TO GET *you* THERE

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

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

Offers Over £210,000

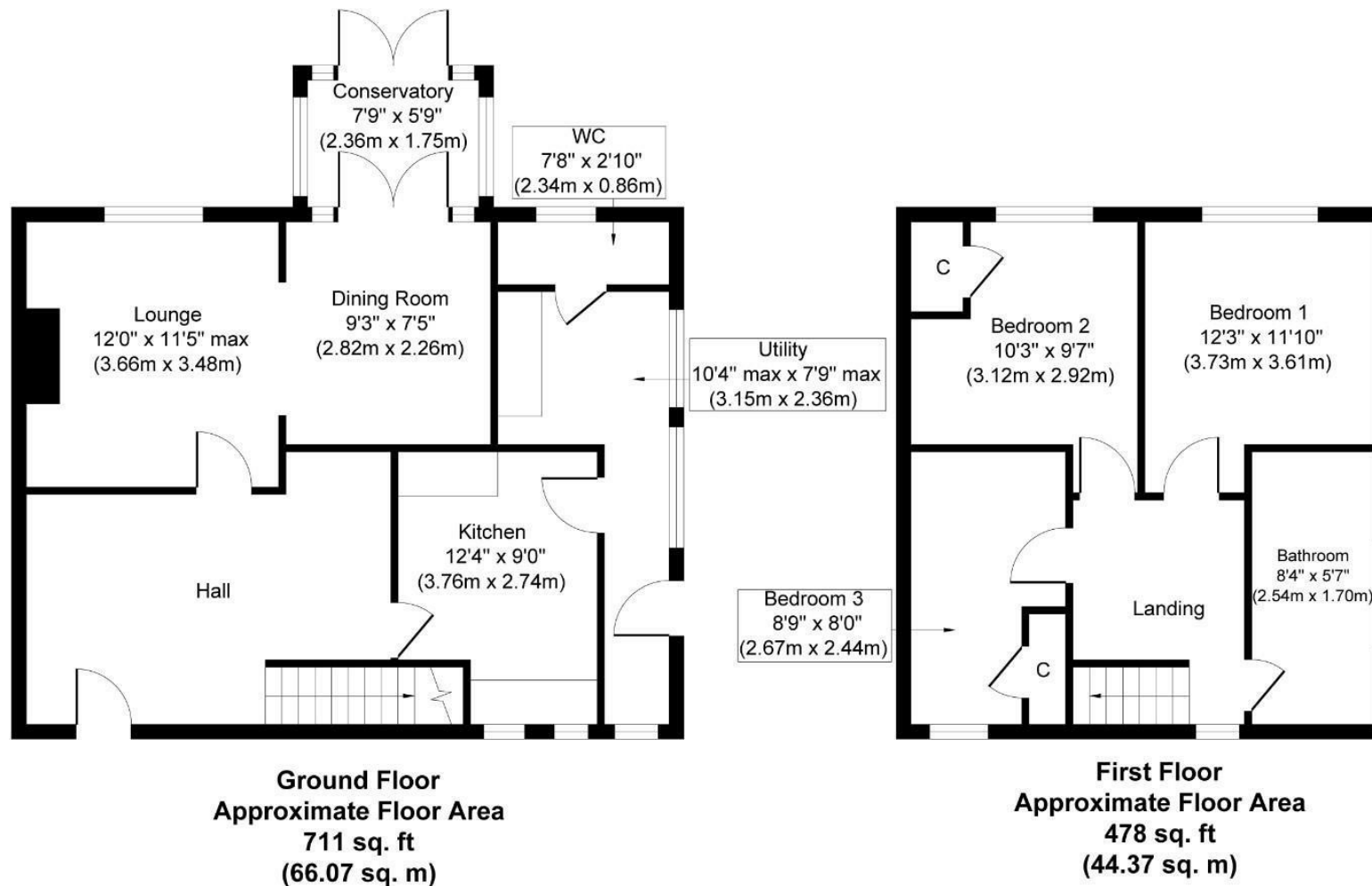
Here is one for all First Time Buyers or indeed Buy To Let Investors.

This well presented home benefits from a fitted kitchen, utility room, cloakroom, double glazed windows and central heating To top all of this, the property sits on a good size plot with parking for a number of cars to the front and additional gated parking to the rear that might suite a caravan or boat.

The general area is well served for schools and shops with the Broughton retail park being accessible via the road network or public transport.

Don'[t delay! Book an appointment today.

Hunters Little Sutton Lettings 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



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

11'5" max x 12'0"

The lounge area has a fireplace, central heating radiator and double glazed window to the rear elevation. Open access through to:-

Dining Room

7'5" x 9'3"

Central heating radiator and French doors to:-

Conservatory

5'9" x 7'9"

Double doors lead out onto the rear garden.

Kitchen

12'4" x 9'0"

A generous space with a range of wall and base units with contrasting black worktops. Four burner gas hob with oven below and extractor above, stainless steel sink unit, tiled splashbacks, central heating radiator, wall mounted central heating boiler, tiled floor, two double glazed windows to the front elevation. Door to:-

Utility Room

10'4" max x 7'9" max

Tile floor, double glazed window to side elevation with a part glazed side access door. Wall unit with worktop below. Door to:-

Ground Floor WC

7'8" x 2'10"

Double glazed window, tiled floor and part tiled walls, pedestal wash basin, low level WC.

First Floor

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

Bedroom One

11'10" x 12'3"

Double glazed window, central heating radiator.

Bedroom Two

9'7" x 10'3"

Double glazed window, central heating radiator, cupboard.

Bedroom Three

8'9" x 8'0" max

Double glazed window, central heating radiator, cupboard.

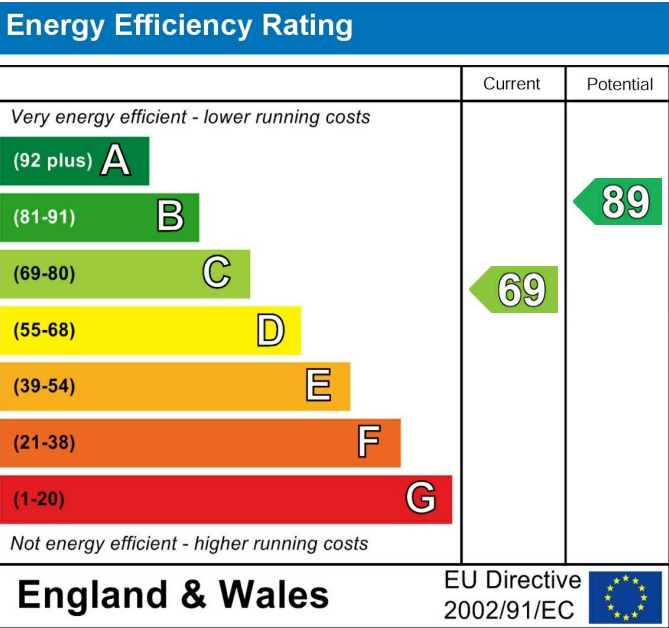
Bathroom

5'7" x 8'4"

A contemporary suite in white comprising panel bath with electric shower over, wash hand basin with storage below, low-level WC, ladder towel rail. Tiled walls, double glazed window to rear elevation.

Outside

To the front of the property there is ample off road parking for several cars. A generous rear garden being mostly laid to lawn with additional gated parking that might suite a caravan or boat.



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.





