





Ferndale Avenue, Elton Chester CH2 4PL

swetenhams

welcome to

Ferndale Avenue, Elton Chester

Swetenhams is delighted to showcase this rare opportunity to afford a three bedroom home at this price point, in a great location with plenty of room on offer.





Swetenhams is delighted to showcase this rare opportunity to afford a three bedroom home at this price point. Some works of improvement will be required; however, the basics are here, namely a great location in a great cul-de-sac with plenty of room on offer.

We have seen increase in demand for homes in this area, mainly due to the excellent commuter links of the city of Chester close by as is the motorway network which brings the wider commercial arena to your doorstep.

Viewing will be essential for the scope of accommodation to be fully assessed this briefly comprises:- Porch, lounge, kitchen/diner, conservatory, first floor landing, three bedrooms and bathroom.

Externally there is a generous front forecourt providing ample parking, garden area to rear with timber shed. Additionally, there is a garage to rear.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Lounge

Kitchen/Diner

Conservatory

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom







view this property online swetenhams.co.uk/Property/FRM109846

welcome to

Ferndale Avenue, Elton Chester

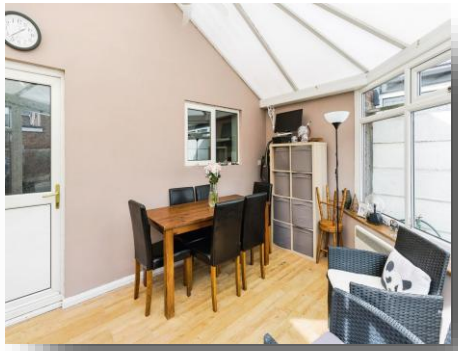
- Mid terraced house
- Three bedroom accommodation
- Garden area to rear.
- Ample forecourt parking
- Garage to rear

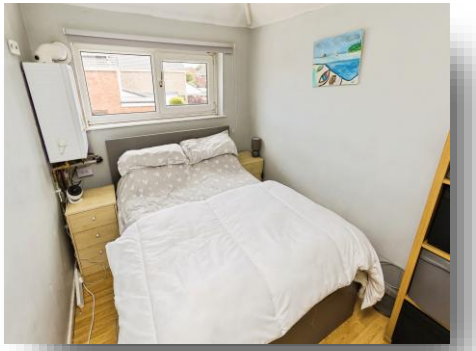
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

£150,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/FRM109846

The Property Ombudsman

Property Ref:
FRM109846 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

swetenhams

01928 732626

frodsham@swetenhams.co.uk

Froda House, 113 Main Street, FRODSHAM, Cheshire, WA6 7AB

swetenhams.co.uk