



4 Poplar Terrace

Chester || CH3 6PZ

Offers In Excess Of £325,000

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Situated in the highly sought-after village of Farndon, this charming three double bedroom terraced home is offered for sale with the added benefit of no onward chain. The property retains a wealth of character features throughout, including exposed beams, wooden double glazed windows and original internal doors, blending period charm with comfortable living. In brief, the accommodation comprises an entrance hallway, a kitchen/dining room with feature log burner, and a separate living room. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from pleasant gardens to both the front and rear, featuring established shrubs and planting, providing attractive outdoor spaces. On-street parking is available to the front.

Poplar Terrace is ideally positioned along the High Street in Farndon, a popular and vibrant village offering a range of amenities within walking distance, including shops, eateries, public houses and everyday conveniences. The village also benefits from its proximity to the River Dee and scenic countryside walks, while excellent transport links provide easy access to Chester, Wrexham and the wider North West.

- THREE BEDROOM MID TERRACED STONE COTTAGE
- POPULAR VILLAGE LOCATION OF FARNDON
- CHARACTER FEATURES THROUGHOUT
- ENTRANCE HALLWAY
- KITCHEN/DINING AREA
- LIVING ROOM
- DOUBLE BEDROOMS
- MODERN BATHROOM
- PLEASANT COTTAGE GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN



Entrance Hallway

Hardwood door leads into entrance hallway with original quarry tiled flooring, beamed ceiling, radiator, ceiling light point, stairs to first floor, doors to kitchen/dining and living room.

Living Room

Wooden double glazed windows to the front, alcove with electric fireplace, carpet flooring, radiator, beamed ceiling, ceiling light point and wall lighting.

Kitchen/Dining Room

Open plan area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over incorporating a composite sink unit and mixer tap. Integrated appliances to include five ring gas hob, extractor, fridge-freezer, eye-level oven and grill. Space for washing machine. Opening into the dining area with space for dining table, log burner set on a slate hearth with wooden mantel. The room is finished with tiled flooring, beamed ceiling, ceiling light points, radiator, access to under-stairs storage cupboard, two wooden double glazed windows to the rear elevation and glazed door to the garden.

Landing Area

Access to loft, carpet flooring, ceiling light point, doors to three bedrooms and bathroom.

Bedroom One

Wooden double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator and beamed ceiling.

Bedroom Two

Wooden double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator and beamed ceiling.

Bedroom Three

Wooden double glazed window to the front elevation, carpet flooring, ceiling light point, panelled radiator and beamed ceiling.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and 'P shaped' panelled bath with shower over. Chrome heated towel rail, wooden laminate flooring, ceiling light point, beamed ceiling, tiled walls and double glazed frosted wooden window to the rear.

Outside

To the front there is on-street parking. To the front there is an attractive cottage garden with steps leading up to the entrance. To the rear the kitchen door opens onto a terraced area with timber shed for storage. Steps lead up to a pleasant lawned garden area with established shrubbery. This leads to a further paved area for seating and an additional garden shed.

Important Information

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification

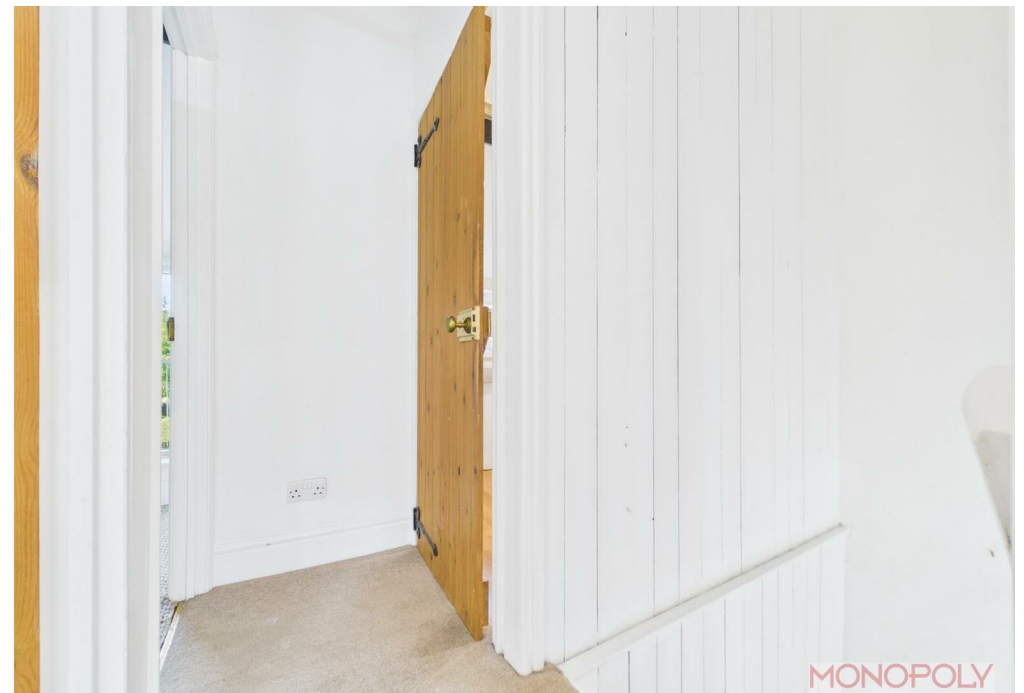




from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

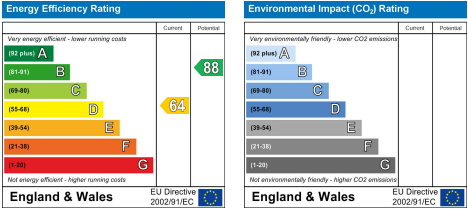
Additional Information

There is a gas and electrical safety certificate in place. The kitchen floor and units have been replaced along with rear wall re-plastering.





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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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