



## 6 Kingfisher Close

Farndon, Chester, CH3 6RE

£405,000



# 6 Kingfisher Close

Farndon, Chester, CH3 6RE

£405,000



## Entrance

The property is approached via a composite entrance door and benefits from ample off-road parking leading to the garage. To the front there is a low maintenance grass area, providing an attractive approach to the home.

## Hallway

A welcoming hallway with engineered wood flooring and stairs rising to the first floor accommodation. Panelled radiator and useful under stairs storage. Oak doors lead to the lounge, kitchen and downstairs W.C.

## Downstairs W.C

Fitted with engineered wood flooring and part tiled walls. Comprising low level W.C and wash hand basin, heated towel rail and UPVC double glazed frosted window to the rear elevation, allowing natural light while maintaining privacy.

## Lounge

A beautiful and spacious lounge featuring UPVC double glazed windows to the front elevation, allowing plenty of natural light. Engineered wood flooring runs throughout and complements the attractive gas fire set on a marble hearth. Additional features include a telephone and television point, wall mounted double panelled radiator, wall lights and ceiling light point. Oak French doors lead through to the kitchen.

## Kitchen / Dining Room

A beautifully presented kitchen with marble tiled flooring and a range of wall, drawer and base units. Featuring a ceramic one and a half sink unit with mixer tap over, integrated Bosch oven, four ring electric hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher. The room also benefits from two wall mounted radiators and

inset ceiling spotlights. Stunning bifold UPVC double glazed doors open to the rear garden, creating a wonderful indoor outdoor feel.

## Stairs to the first floor accomdation

UPVC double glazed frosted window to the side elevation, allowing natural light onto the landing. Carpeted flooring throughout, inset ceiling spotlights and beautiful oak doors leading to the bedrooms and family bathroom.

## Bedroom One

Spacious main bedroom with UPVC double glazed window to the front elevation, carpeted flooring, built-in wardrobes, double panelled radiator and ceiling light point.

## Bedroom Two

UPVC double glazed window to the rear elevation, carpeted flooring, double panelled radiator and ceiling light point.

## Bedroom Three

UPVC double glazed window to the front elevation, carpeted flooring, panel radiator and ceiling light point. Door leading to a useful in-depth storage cupboard with railing.

## Bedroom Four / Office

UPVC double glazed window to the rear elevation. A versatile space currently used as an office/study, featuring wall mounted cupboards with shelving, double panelled radiator and ceiling light point.

## Family Bathroom

Comprising panelled bath with mains shower, wash hand basin with mixer tap over and low level W.C. Vinyl flooring, heated towel rail and UPVC double glazed frosted window to the side elevation. Inset ceiling spotlights complete the room.

## Outside

### Rear Gardens

The beautiful rear garden features a tiled stone seating and dining area, ideal for outdoor entertaining. The lawn wraps around the property to the right side where you will find a pebbled stone area, vegetable patch and gated access leading to the front. Fencing to the boundaries. The garage can also be accessed via a UPVC double glazed door. Outdoor tap.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



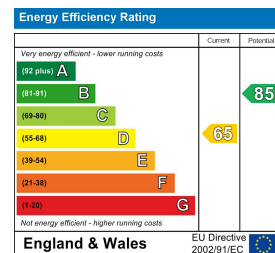
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.