



3

Chester | CH3 5JA

£400,000

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Situated in the sought-after area of Vicars Cross is this three-bedroom semi-detached family home, offered with character features throughout. The property comprises an entrance hall, living room, sitting room, kitchen, and a downstairs WC, providing versatile ground floor accommodation. To the first floor, there is a landing area, three bedrooms, a bathroom, and a separate WC. Externally, a block-paved driveway extends to the side of the property, offering ample off-road parking and access to a detached garage. The rear garden is south-facing and designed for low maintenance, featuring a paved patio and decorative stone areas. Melrose Avenue is located in the popular residential area of Vicars Cross, well known for its excellent local amenities including shops, cafés, and schools. The property is just a short distance from Chester City Centre, offering a wide range of leisure, cultural, and retail facilities. There are convenient transport links via the A55 and M53, providing easy access to North Wales, Liverpool, and Manchester, making this an ideal location for both families and commuters.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALL WITH PARQUET FLOORING
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- BATHROOM WITH SEPARATE WC
- DETACHED GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- SOUTH FACING GARDEN AREA TO REAR



Entrance Hall

Composite door leads into entrance hallway with doors to living, dining room and WC. UPVC double glazed window to the side elevation with vertical blinds. Parquet flooring, panelled radiator, ceiling light point, stairs to first floor and door into storage cupboard.

Living Room

UPVC double glazed bay window to the front elevation with vertical blinds. Open fireplace with marble back and wooden surround. Finished with parquet flooring, ceiling light point and panelled radiator.

Dining Room

UPVC double glazed window to the side elevation. Carpet flooring, panelled radiator, storage cupboards with shelving, ceiling light point, doors to hall, sitting room and kitchen.

Sitting Room

UPVC double glazed door and windows to the rear elevation. Log burner sat on a slate hearth with brick surround. Parquet flooring, ceiling light point and panelled radiator.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Space for kitchen appliances. Tiled flooring, recessed LED lighting, panelled radiator, two UPVC double glazed windows to the rear and side elevation. 1.5 stainless steel sink unit with mixer tap over. UPVC double glazed door to rear patio area.

Downstairs WC

Two piece suite comprising low-level WC and floating wash hand basin. Carpet flooring, tiled walls, ceiling light point and frosted UPVC double glazed window to the side elevation.

Landing Area

Spacious landing area with uPVC double glazed window to the side elevation. Access to boarded loft with pull-down ladder. Carpet flooring, ceiling light point, doors off to bedrooms, bathroom and WC.

Bedroom One

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

Bedroom Two

UPVC double glazed bay window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed bay window to the front elevation. Finished with carpet flooring, fitted shelf unit, ceiling light point and panelled radiator.

Bathroom

Two piece suite comprising wash hand basin set in a vanity unit with storage and panelled bath with electric shower over. Cupboard housing combination boiler and shelving. Finished with carpet flooring, panelled radiator, PVC panelled walls, ceiling light point and uPVC double glazed window to the side elevation.

Separate WC

Low level WC, carpet flooring, ceiling light point and uPVC double glazed frosted window to the side elevation.

Garage

Detached garage with up and over door, power, lighting and window to the side.





Outside

To the front, a block-paved driveway provides ample off-road parking for multiple vehicles and continues along the side of the property through double timber gates to the garage. The south-facing rear garden is neatly landscaped, featuring a paved patio, decorative stone borders, and a central circular patio area. Additional benefits include external power sockets to both the front and rear, an outside tap, and a mixture of fence panels and brick walls to the boundary, ensuring privacy and security.

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.









Approximate total area⁽¹⁾

1197 ft²

111.3 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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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Energy Efficiency Rating

	Current	Prospective
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-91) B		
(B9-60) C		
(B5-48) D		
(B9-34) E		
(Z1-16) F		
(Z1-09) G		
68	75	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Prospective
Very environmentally friendly - lower CO ₂ emissions		
(B2 plus) A		
(B1-91) B		
(B9-60) C		
(B5-48) D		
(B9-34) E		
(Z1-16) F		
(Z1-09) G		

England & Wales EU Directive 2002/91/EC





MONOPOLY

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