



10

Chester || CH3 6RY

£299,950

**MONOPOLY**<sup>®</sup>

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# 10

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An extended and beautifully appointed 3 bedroom, 2 bathroom semi-detached property located in the desirable village of Farndon. This exceptional property has undergone significant works internally by the current owners including making a downstairs shower room, large kitchen/dining room, panelling to some of the interior walls and landscaping of the rear garden, all of this can only truly be appreciated when viewing the property. The property is situated in a cul-de-sac location within a popular residential development in the village of Farndon which offers a wealth of local amenities including various shops, nice bar/restaurants, cafe's, primary school and sits approximately 9 miles from Chester and 7 miles from Wrexham.

- An exceptional 3 bedroom, 2 bathroom semi-detached property
- Extended to the rear to produce a fantastic kitchen/dining room
- Downstairs shower room and first floor bathroom
- Landscaped rear garden
- Off road parking for 2 cars
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With wood effect flooring, stairs off to the first floor with attractive panelled walls.

### Lounge

Beautifully presented with a double glazed window to the front, feature panelled wall and panelled media wall, door to a cupboard housing the wall mounted combination boiler, door to a storage cupboard, wood effect flooring.

### Inner Hallway/Utility Room

With wood effect flooring, plumbing for a washing machine, space for a dryer, work surface, wall units, door to kitchen and shower room.

### Shower Room

Installed by the current owners so the property now has the convenience of having 2 bathrooms. Fitted with a low level w.c, pedestal wash hand basin, large shower with dual shower head over, tiled flooring.

### Kitchen/Breakfast Room

Extended to produce a spacious and beautifully appointed kitchen, offering a range of wall, drawer and base units, central island/breakfast bar, work surfaces with inset 1 1/4 sink with instant hot water tap, integrated dishwasher and fridge/freezer, built in electric oven and microwave, 4 ring induction hob with contemporary extractor fan over, 2 skylights, wood effect flooring, bi-fold doors off to the rear garden.

### First Floor Landing

With carpeted flooring, access to the loft space.

### Bedroom 1

Spacious and well presented with 2 double glazed windows to the front, carpeted flooring, built in wardrobe.

### Bedroom 2

With a double glazed window to the rear, carpeted flooring.

### Bedroom 3

With a double glazed window to the rear, carpeted flooring.

### Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, wood effect flooring, part tiled walls.

### Rear Garden

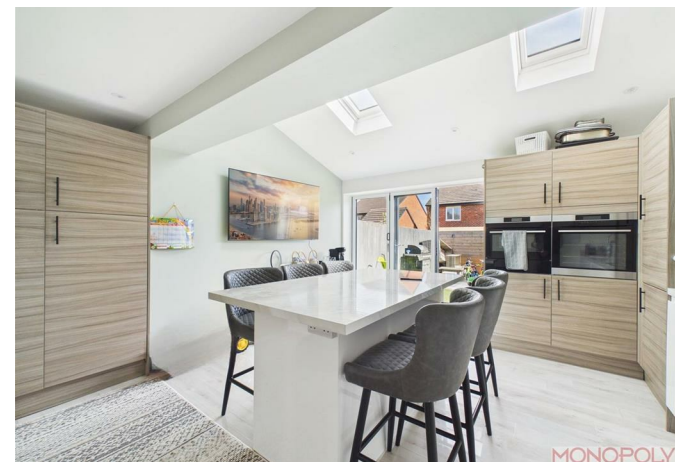
To the rear is a well maintained garden with artificial lawn and paved patio. There is timber panelling with in built downlighters as well as an outside electrical socket and gated access to the side pathway.

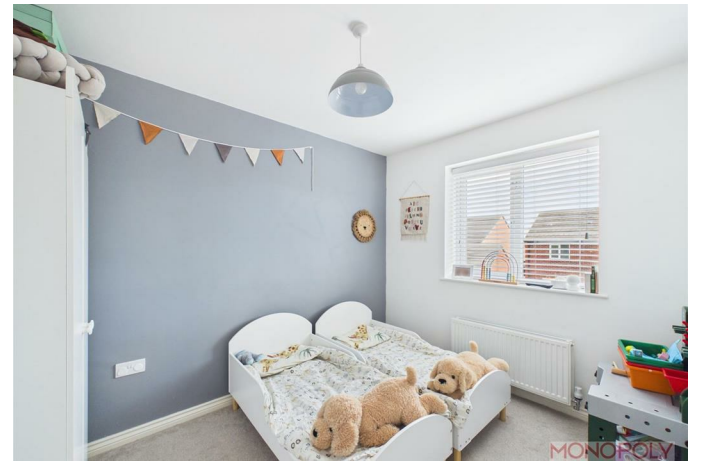
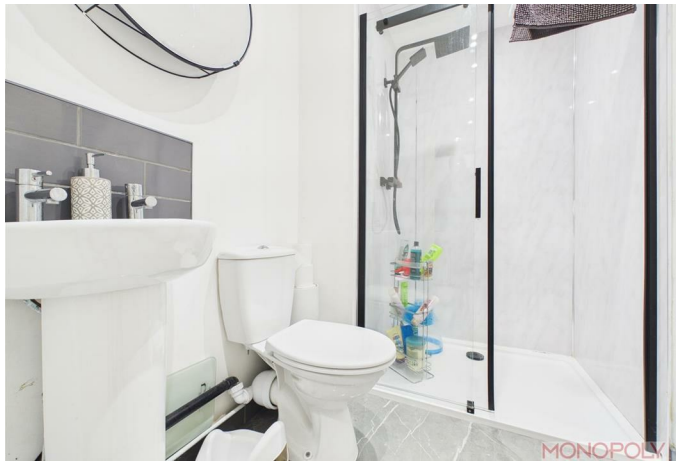
### Front

To the front is a tarmac driveway providing off road parking for 2 cars.

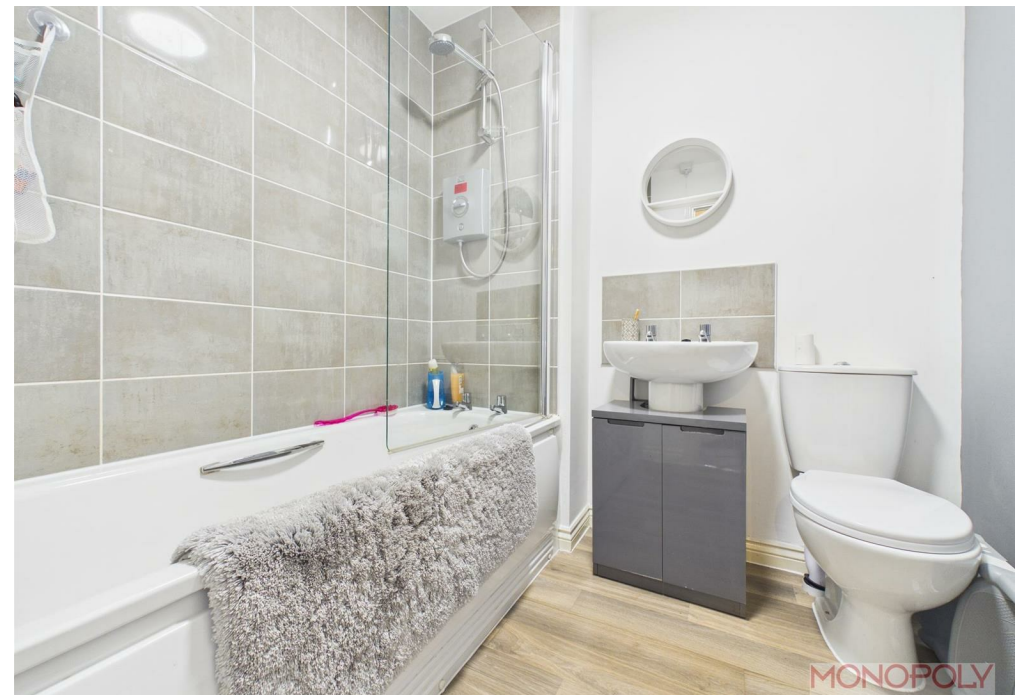
### Important Information

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.



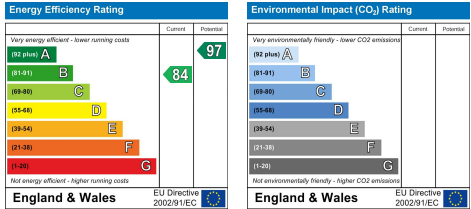


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