



Garden Village

Saltney, Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£250,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Garden Village

Saltney, Chester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOM DETACHED HOUSE BUILT 2016
- LARGE AND PRIVATE REAR GARDEN
- DETACHED GARAGE AND OFF ROAD PARKING
- QUIET CUL DE SAC LOCATION
- EXCELLENT ACCESS TO CHESTER CITY CENTRE AND BROUGHTON RETAIL PARK
- WEALTH OF LOCAL AMENITIES AND SCHOOL
- SMALL ESTATE BUILT 2016 WITH CHILDREN PLAY AREA
- IN NEED OF SOME COSMETIC MODERNISATION
- PRICED TO SELL
- PERFECT FIRST HOME OR FAMILY HOME



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Entrance Hallway

Accessed via a composite door with PVC double glazed window to the side, stairs to the first floor, door opening to the lounge

Lounge

15' 2" x 13' 8" (4.62m x 4.17m)

PVC double glazed bay window to the front, wall mounted radiator, door to the kitchen/diner

Kitchen/Diner

16' 7" x 12' 4" (5.06m x 3.76m)

A range of fitted wall, drawer and base units, worktop with inset sink unit and mixer tap, space for large fridge freezer, built in oven with gas hob over and extractor fan, plumbing for washing machine, PVC double glazed window to the rear, door to downstairs washroom and door to large pantry cupboard, PVC double glazed french doors opening to the rear garden

Downstairs Toilet

7' 4" x 4' 0" (2.24m x 1.22m)

White suite comprising close coupled WC and pedestal wash handbasin, obscure PVC double glazed window to the side, wall mounted radiator



First Floor Landing

PVC double glazed window to the side, wall mounted radiator, access to loft space with drop down loft ladder, doors to bedrooms and bathroom and over stairs storage cupboard

Bedroom One

12' 6" x 10' 3" (3.81m x 3.12m)

PVC double glazed window to the front, wall mounted radiator, door opening to the ensuite

Ensuite

10' 3" x 4' 0" (3.12m x 1.22m)

A white suite comprising a walk in shower cubical, close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to the side

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom Three

8' 10" x 6' 5" (2.69m x 1.96m)

PVC double glazed window to the front, wall mounted radiator

Family Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

A white suite comprising a panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to the rear, wall mounted radiator





FRONT GARDEN

A small lawned area with pathway leading to a composite entrance door

REAR GARDEN

A generous and low maintenance garden laid to artificial lawn with patio area, timber arbour and timber fencing surround, pedestrian access to the detached garage and gated access to the front, outside tap

Garage

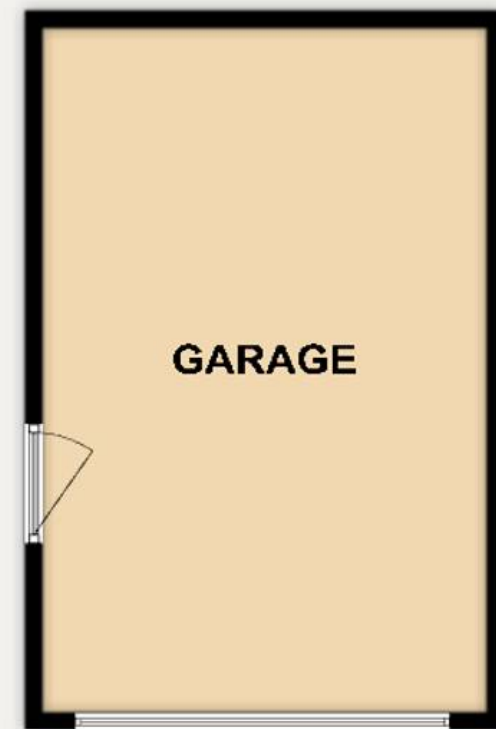
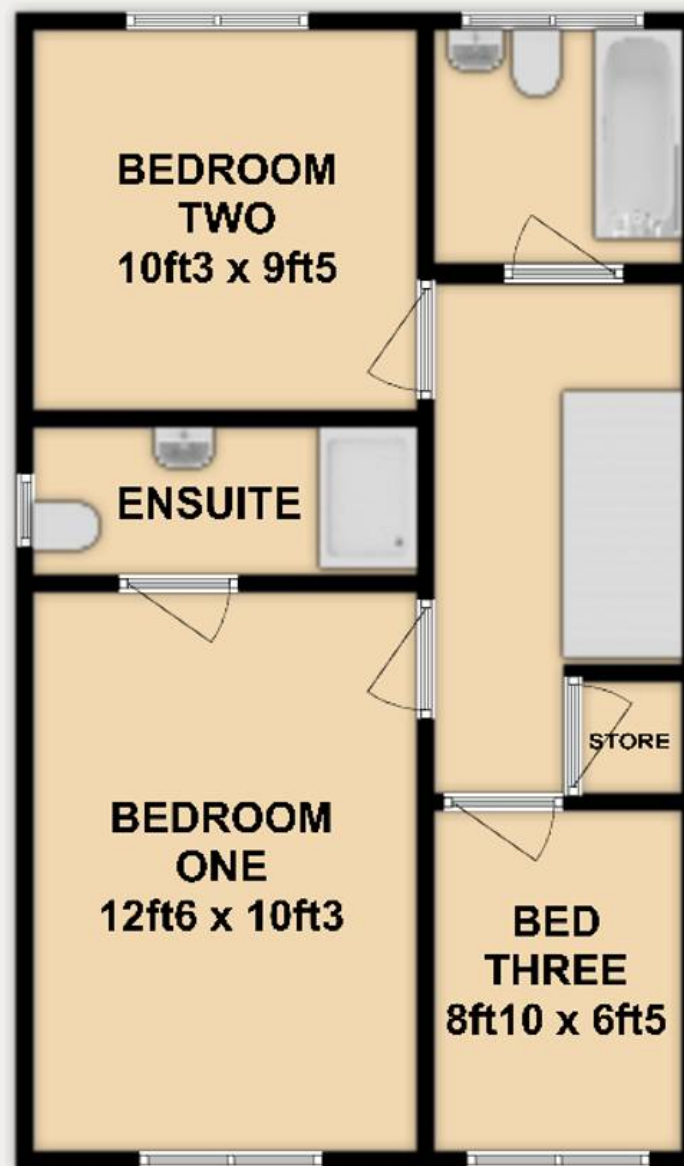
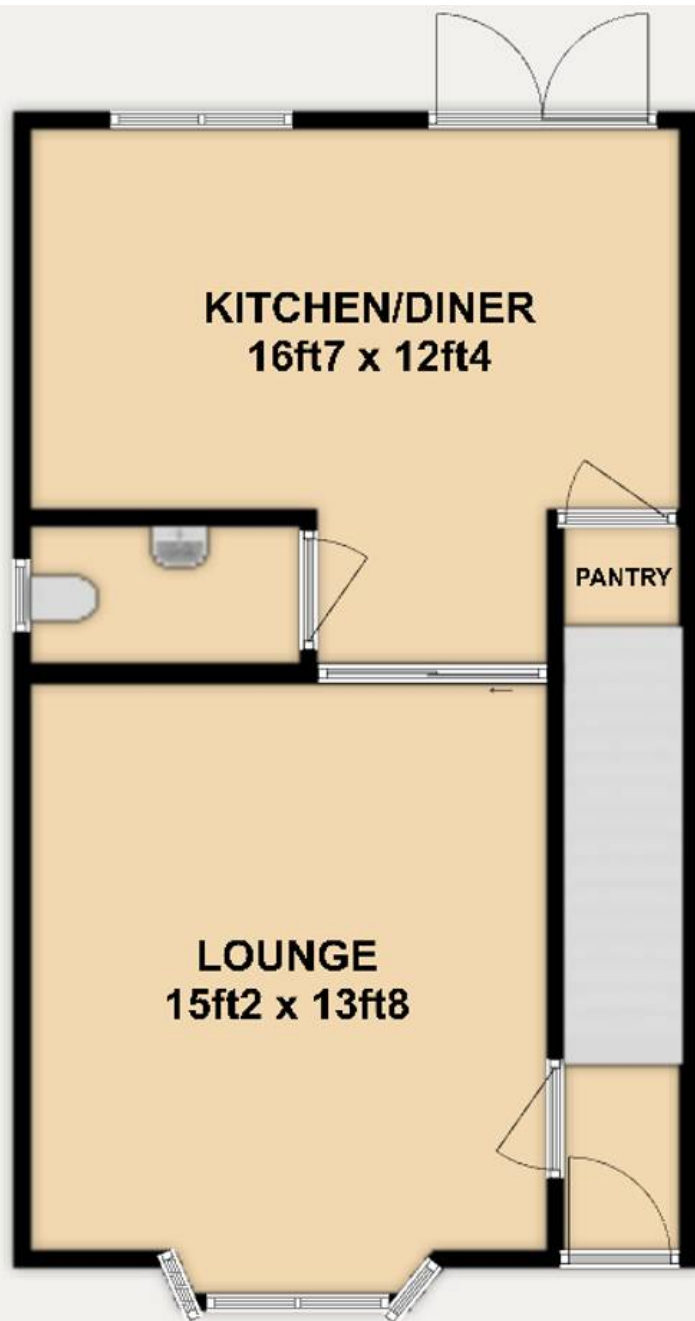
Single Garage

An insulated garage with power points and lights accessed via a garage door to the front and pedestrian door to the side

2 Parking Spaces

Hardstanding offering off road parking for 2 vehicles







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