



Towers Way, Penyffordd
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£300,000**

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

Towers Way

Penyffordd, Chester

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE BEDROOM DETACHED HOUSE
- EXTENSIVELY REFURBISHED IN 2023
- NEW KITCHEN, BATHROOM, WC, UTILITY
- NEW BOILER FITTED 2023 AND FULLY REWIRED THROUGHOUT
- QUIET AND DESIRABLE VILLAGE LOCATION
- EXCELLENT ACCESS TO CHESTER, NORTH WALES, LIVERPOOL AND MANCHESTER
- CATCHMENT OF EXCELLENT SCHOOLS
- CLOSE TO SHOPS AND PUB/RESTAURANTS
- LOW MAINTENCE LAWN WITH HIGH QUALITY ARTIFICIAL LAWN
- DRIVEWAY WITH OFF ROAD PARKING


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Entrance Hallway

Accessed via a composite door, stairs to the first floor, wooden door opening to the lounge

Lounge

15' 5" x 12' 5" (4.70m x 3.79m)

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

Kitchen / Diner

15' 5" x 10' 0" (4.70m x 3.05m)

A modern kitchen fitted in 2023 with high quality wall, drawer sand base units, worktop with inset sink unit, built in eye level double Bosch oven, with Bosch hob with extractor hood over, integrated fridge and freezer. Separate island with cupboards under, PVC double glazed windows over looking the rear garden, PVC double glazed french doors fitted in 2023 opening to the rear garden, door to pantry cupboard, door opening to the utility

Utility

8' 2" x 6' 8" (2.49m x 2.03m)

Fitted in 2023 with wall and base units, plumbing for washing machine and tumble dryer, door opening to the rear garden, door to garage and door to WC, wall mounted radiator. Cupboard housing a wall mounted combination boiler installed 2024

WC

A modern wash room installed in 2023 comprising a close coupled WC and vanity wash hand basin with cupboards under



First Floor Landing

PVC double glazed window to the side, wood doors to bedrooms, bathroom and storage cupboard, access to roof space

Bedroom One

15' 0" x 8' 5" (4.57m x 2.57m)

PVC double glazed window to the front, wall mounted radiator, built in double wardrobe with sliding mirrored doors

Bedroom Two

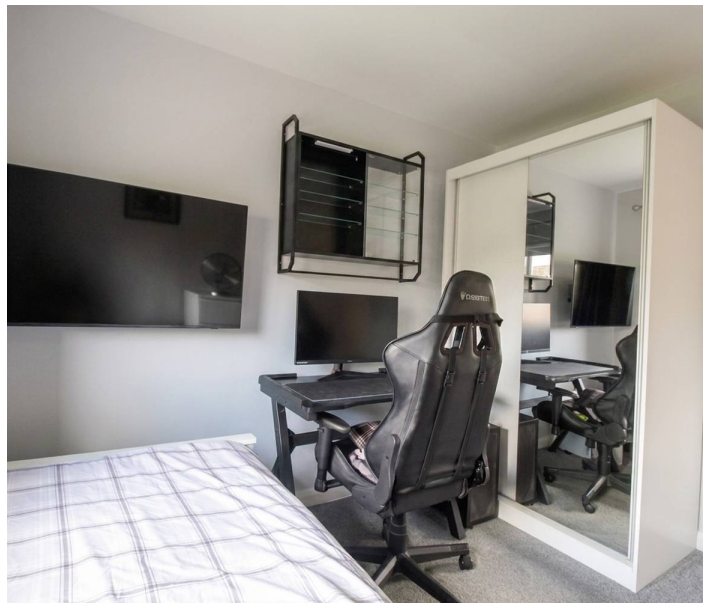
10' 5" x 8' 5" (3.18m x 2.57m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m)

PVC double glazed window to the front, bespoke single bed incorporating the stairs headspace which is included within the sale, wall mounted radiator





FRONT GARDEN

With established hedges and trees, access to the rear garden via a timber gate and pathway leading to the composite front door

REAR GARDEN

A beautifully presented, low maintenance garden with secure gates surrounding the high quality, professionally fitted artificial lawn, patio areas plus a composite decked seating area, with a wealth of shrubs, trees and flower beds. Timber fencing surround, access to the front via a timber gate with timber storage shed

Garage

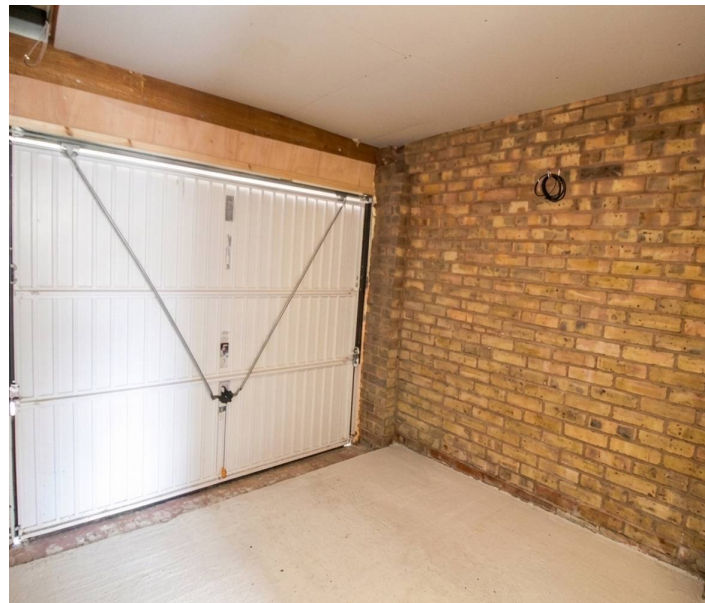
8' 6" x 8' 5" (2.59m x 2.57m)

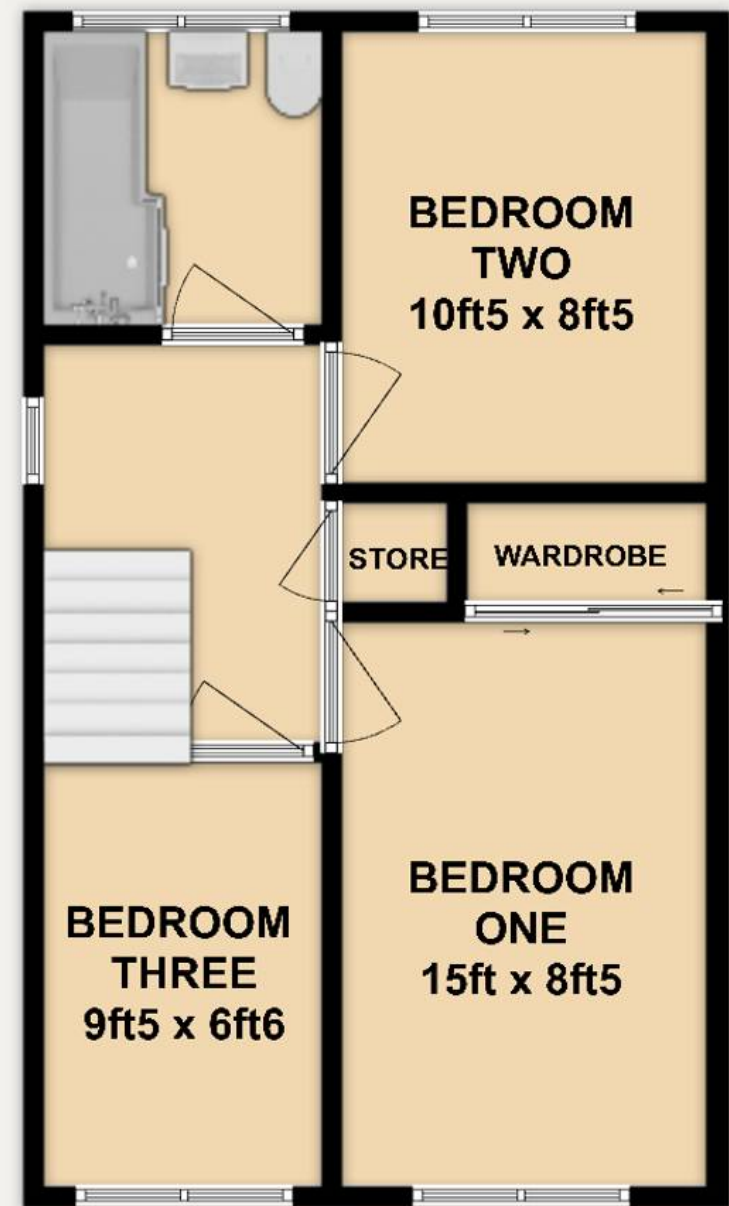
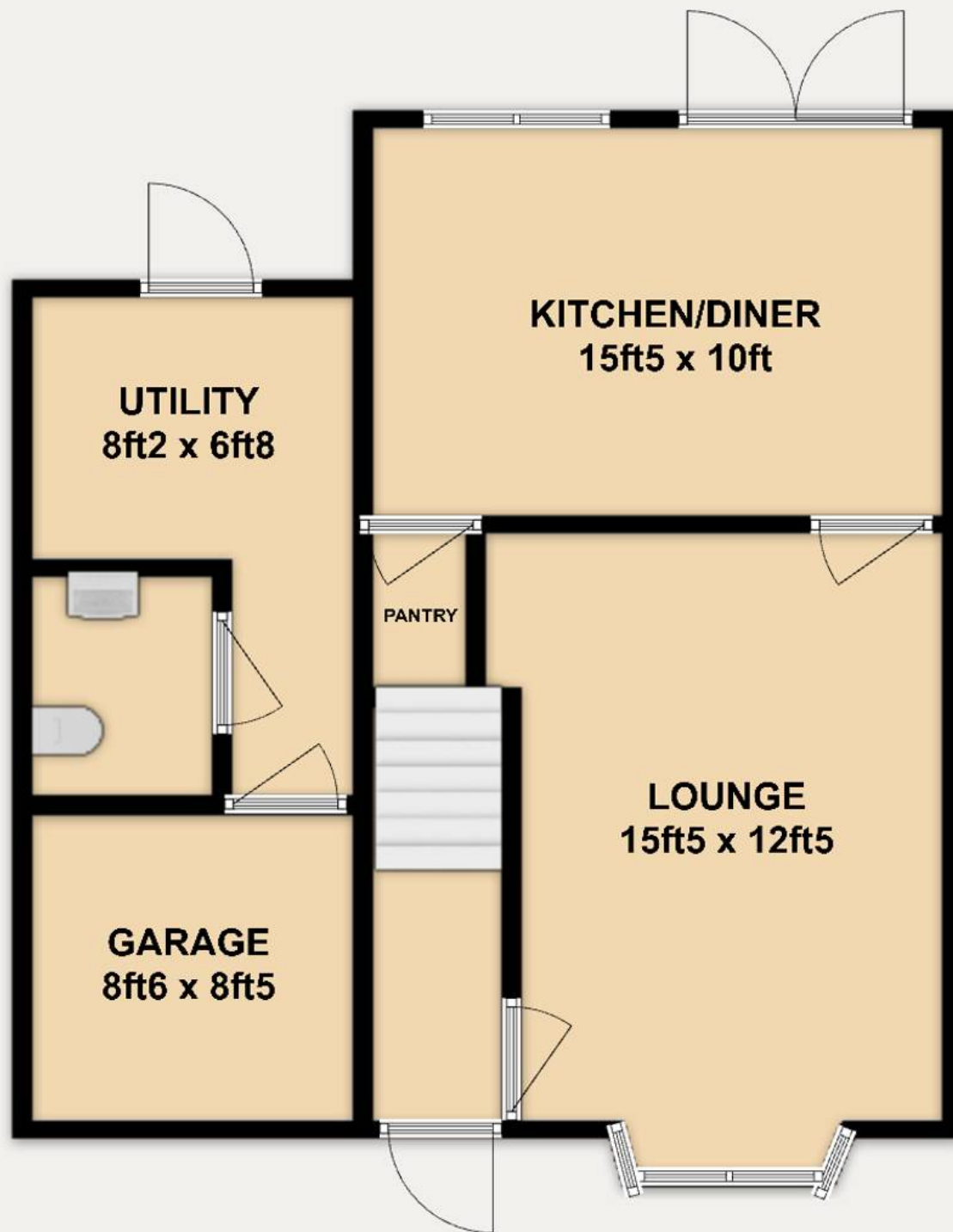
A storage garage which has been reduced to allow for a new utility and downstairs washroom, accessed via an integral door from the house and up and over door from the front, offering ample storage

Driveway

2 Parking Spaces

Gravelled driveway offering off road parking for 2 vehicles







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To arrange a viewing please contact

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