



**Chestnut Way**  
Penyffordd, Chester

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

In Excess of **£230,000**

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# Chestnut Way

Penyffordd, Chester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 3 BEDROOM SEMI DETACHED HOUSE
- KITCHEN WITH INTEGRATED APPLIANCES
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- PERFECT FIRST HOME OR FAMILY HOME
- EXCELLENT ACCESS TO CHESTER, NORTH WALES AND BROUGHTON RETAIL PARK
- DESIRABLE RESIDENTIAL ESTATE
- BUILT IN 2016



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### Entrance Hallway

Accessed via a composite door, wall mounted radiator, door opening to kitchen, lounge/diner and downstairs WC, stairs to the first floor, tiled floor

### Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)

A range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit, built in oven with gas hob over and extractor hood, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, tiled floor, PVC double glazed window to the front

### Lounge / Diner

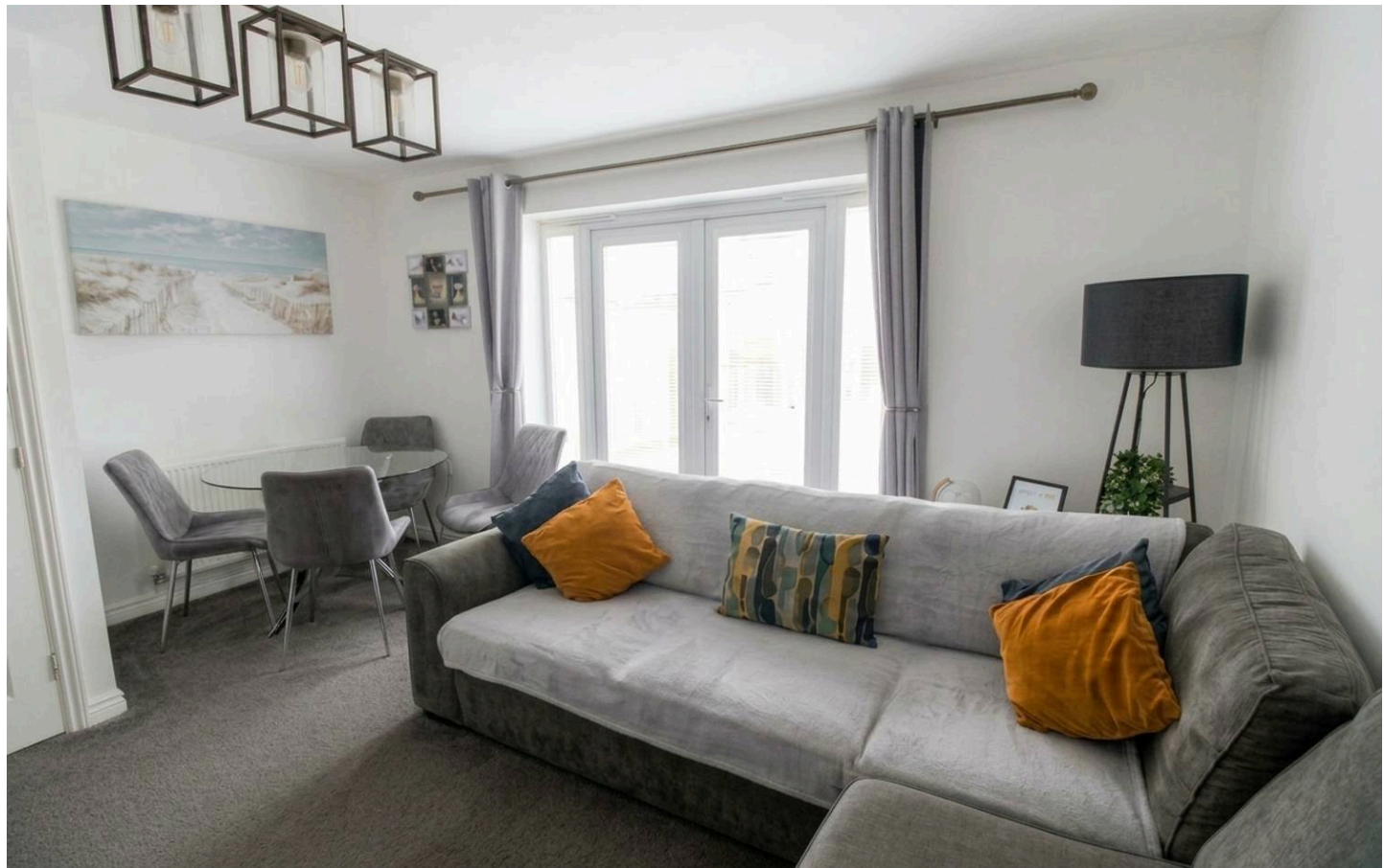
15' 0" x 13' 7" (4.57m x 4.14m)

PVC double glazed french door opening to the rear garden with floor to ceiling double glazed windows to each side, wall mounted radiator, door to large storage cupboard

### Downstairs Toilet

6' 5" x 4' 0" (1.96m x 1.22m)

A close coupled WC and pedestal wash hand basin, tiled splashbacks, tiled floor, wall mounted radiator



### First Floor Landing

Doors to bedrooms and bathroom, wall mounted radiator, access to the roof space

### Bedroom One

16' 5" x 10' 0" (5.00m x 3.05m)

PVC double glazed window to the front, wall mounted radiator, built in 3 door wardrobe

### Bedroom Two

10' 0" x 8' 5" (3.05m x 2.57m)

PVC double glazed window to the rear, wall mounted radiator

### Bedroom Three

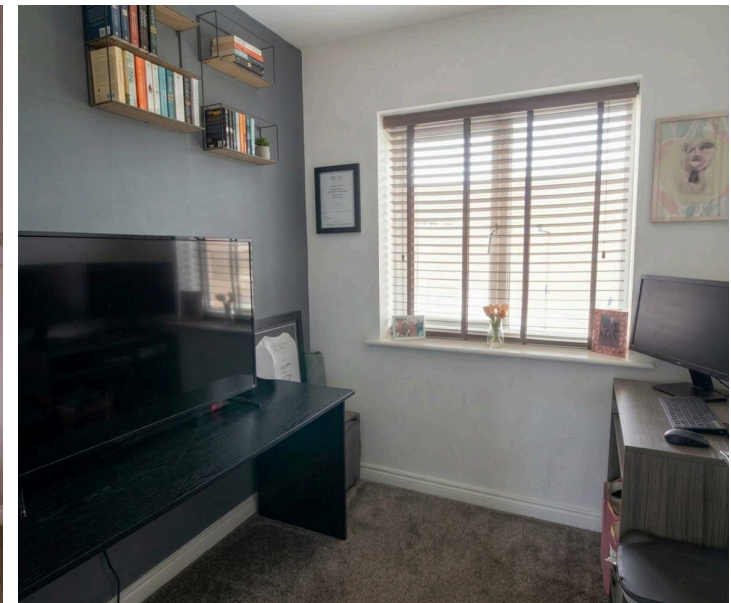
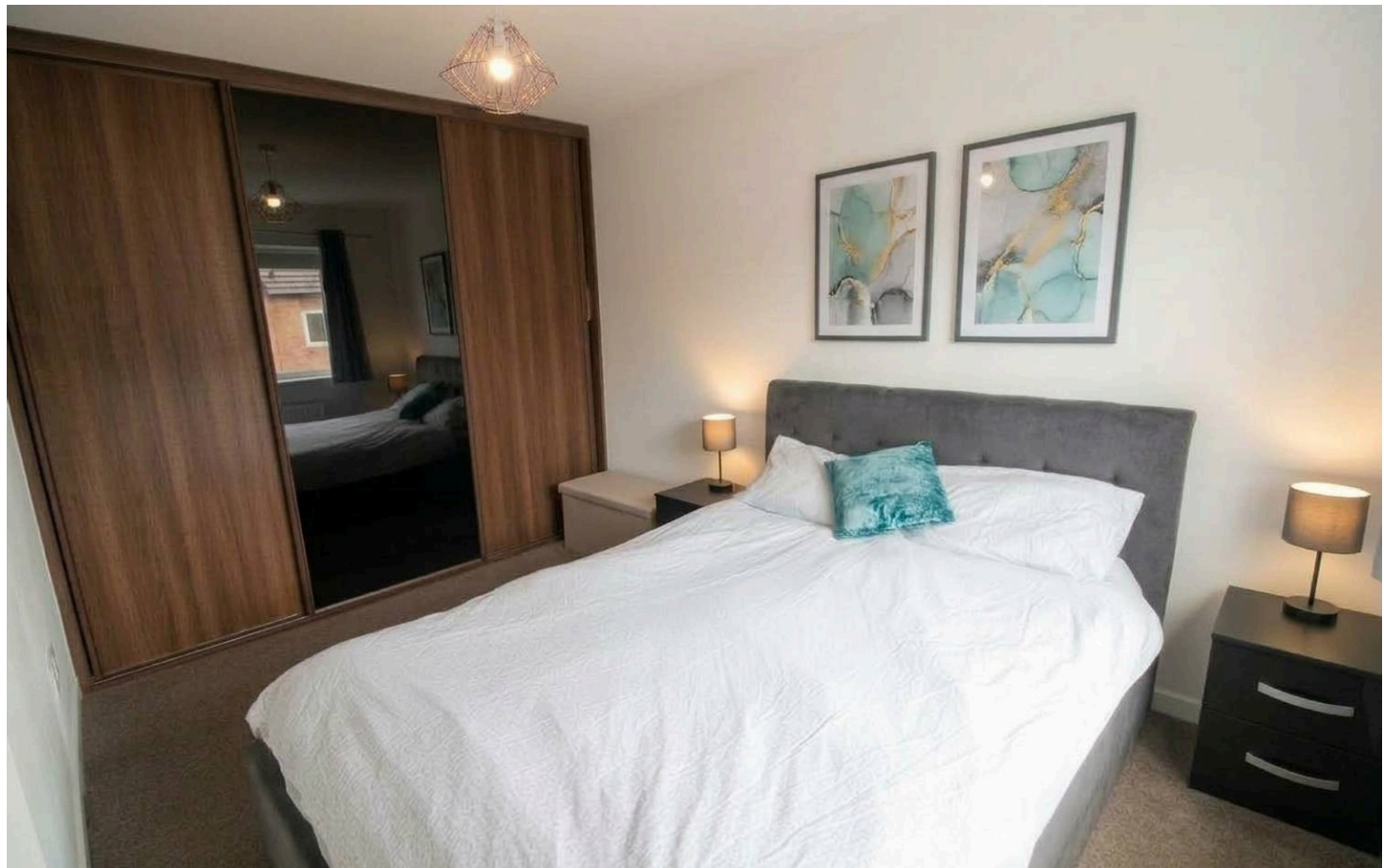
6' 5" x 6' 5" (1.96m x 1.96m)

PVC double glazed window to the rear, wall mounted radiator

### Family Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, tiled walls and floor, obscure PVC double glazed window to the rear





### **FRONT GARDEN**

With a wealth of mature shrubs, pathway leading to the entrance door, outside tap

### **REAR GARDEN**

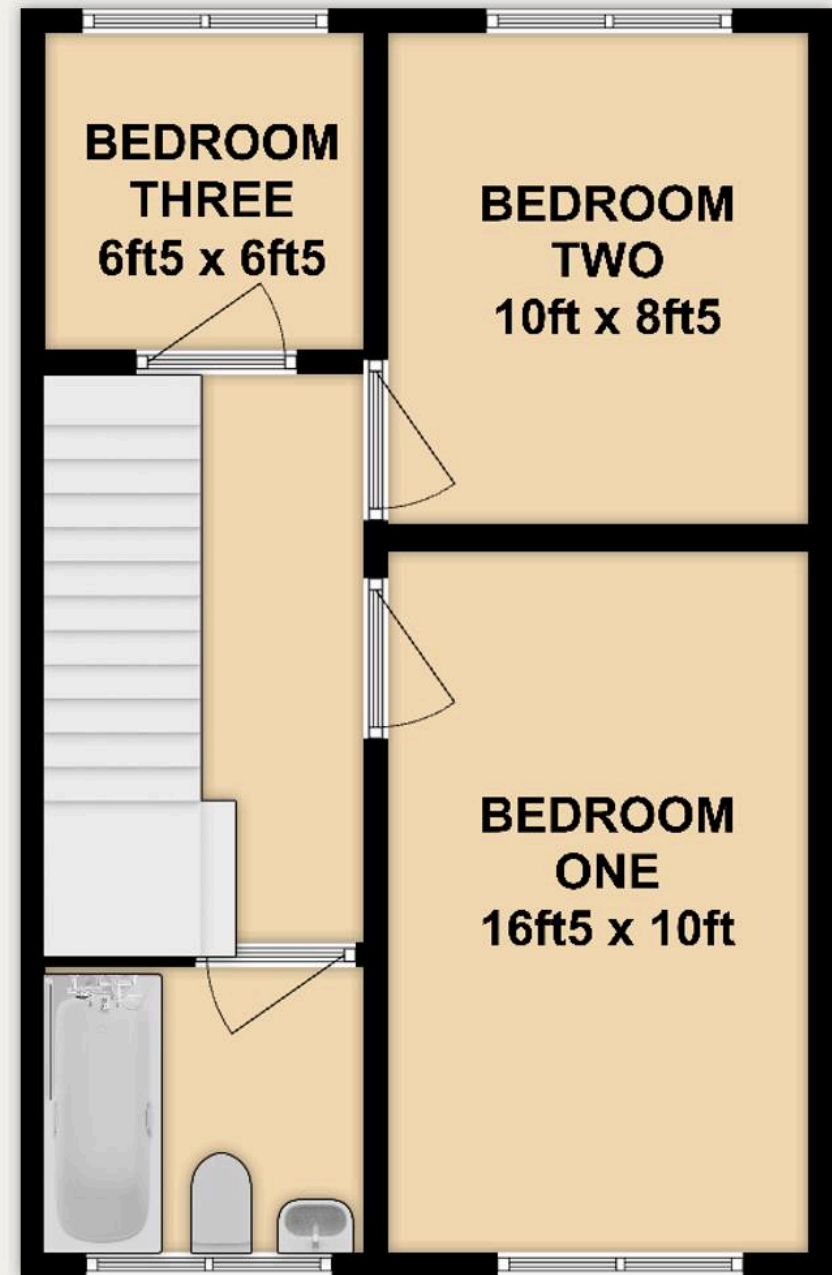
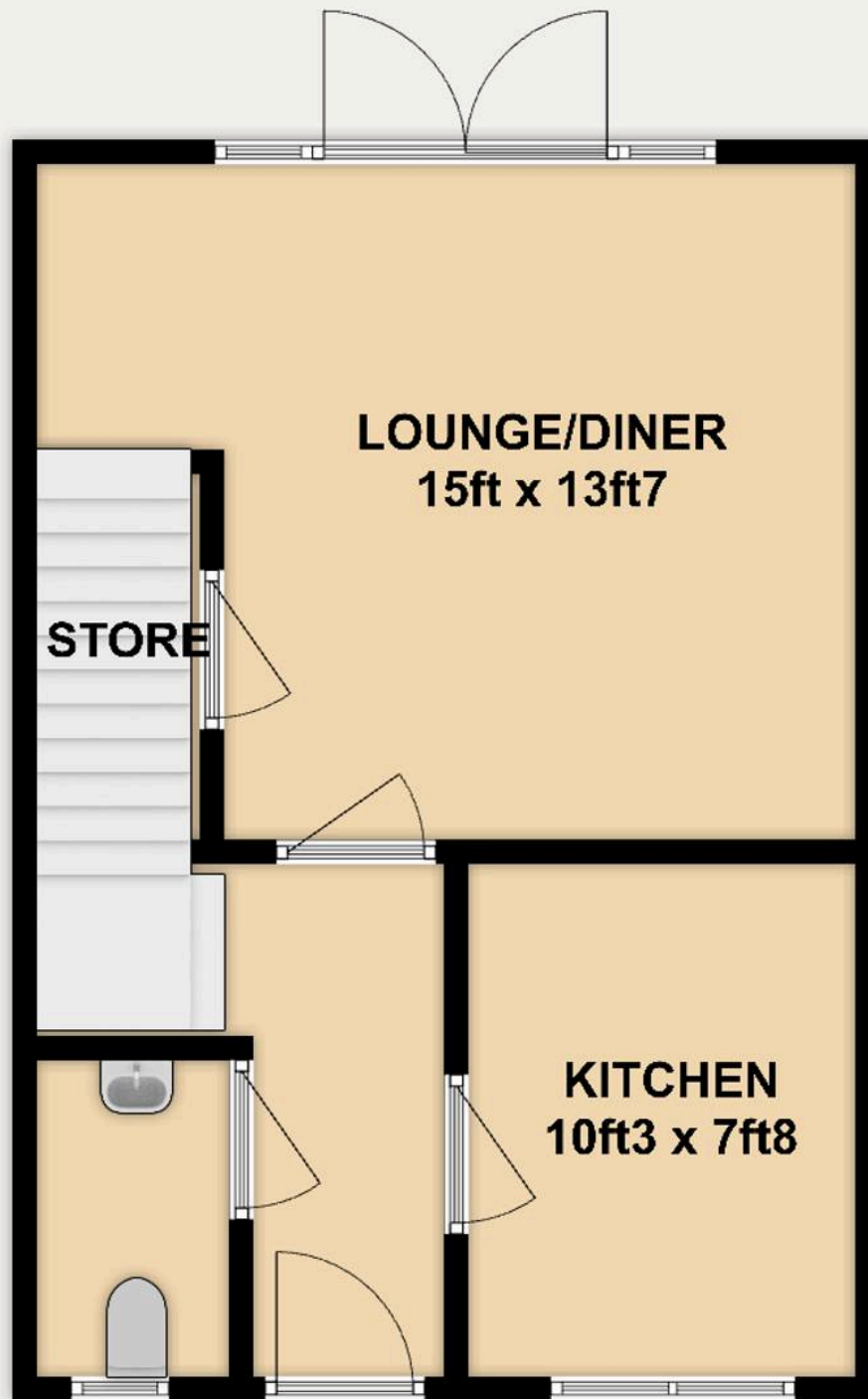
Laid to lawn with patio area and raised timber decking area, with mature trees and shrubs, timber fencing surround, access to the front via a timber gate

### **DRIVEWAY**

2 Parking Spaces

Hardstanding offering off road parking for 2 vehicles







# SWAIN HENNESSEY

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To arrange a viewing, please contact

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