REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Santeram Rhos Avenue

Penyffordd, Chester, CH4 0JX

Offers Over £350,000

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Accommodation Comprises
The property is accessed via a tarmac driveway with a paved pathway leading to a composite front door featuring frosted glass insets.

Entrance Hallway
Enter via a UPVC double glazed front door into a welcoming entrance hall featuring warm engineered oak flooring that flows seamlessly throughout the principal reception rooms. The hall is bright and airy with a radiator providing comfort, and a traditional spindle balustrade staircase rises to the loft rooms, giving access to the first floor accommodation.

Living Room
The spacious living room benefits from engineered oak flooring and a large window to the side elevation, bathing the room in natural light. A radiator ensures the room remains warm and inviting, while a glazed door provides easy access to the kitchen/dining room, creating a pleasant flow for everyday living and entertaining.

Kitchen / Dining Room
The heart of the home is the generously proportioned kitchen/diner, fitted with attractive oak base units complemented by matching display cabinets with ornamental handles. A granite work surface incorporates a traditional Belfast sink with mixer tap and tiled splashbacks. The kitchen is well equipped with space and plumbing for a washing machine, a large area for a range cooker beneath a stainless steel extractor and glass canopy, and a wall mounted gas combination boiler. The ceramic tiled flooring with inset downlights enhances the modern feel. French doors open directly onto the rear garden, extending the entertaining space outdoors during warmer months.

Sitting Room / Bedroom Three
This versatile room can serve as a third bedroom, study, or additional sitting room. It features engineered oak flooring, a charming bay window overlooking the front garden, a radiator, and a wall mounted pebble effect electric fire, providing a cosy and flexible living area.

Bedroom One
The master bedroom offers excellent proportions with engineered oak flooring, a radiator, and a large bay window framing peaceful views of the front garden. This light filled room provides a restful retreat.

Bedroom Two
A comfortable second bedroom with a window facing the rear garden and a radiator, offering a quiet and restful sleeping space.

Bathroom
The family bathroom includes a panelled bath with electric shower and protective glass screen, low level WC, pedestal wash basin, partially tiled walls, and timber laminate flooring. An opaque window provides privacy while allowing natural light to enter.

Loft Rooms
Two loft rooms are accessed via the staircase from the entrance hall, providing additional flexible accommodation.

Loft Room One
A bright room with two double glazed timber-frame skylights overlooking the rear garden, ideal for use as a home office, guest accommodation, or hobby room.

Loft Room Two
Currently used for storage but offers potential for conversion subject to planning.

Externally
The property enjoys well maintained gardens to both front and rear. To the front, a neat lawn with mature shrub borders creates an inviting approach. A driveway along the side of the property provides ample off road parking and access to the detached garage.

The rear garden is predominantly laid to lawn and enclosed by fencing and mature hedging, offering privacy and a safe space for children or pets. A concrete and quarry tiled patio area provides an excellent space for outdoor dining and entertaining. Additional garden features include two timber sheds, an open sided storage area, and a greenhouse, ideal for gardening enthusiasts or additional storage.

Garage
The detached garage includes a glazed side door for convenient access and is equipped with power, offering practical storage or workshop space.

EPC Rating E

Council Tax Band D

Do You Have A Property To Sell?
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.









Road Map



Hybrid Map



Terrain Map



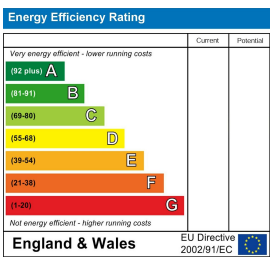
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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