



Rosslyn Road, Vicars Cross

Offers Over £290,000

EXTENDED 3 BEDROOM SEMI DETACHED HOME • SPACIOUS THROUGHOUT • UTILITY ROOM • INTEGRAL GARAGE • GOOD SIZED GARDEN • PARKING TO FRONT • HUGE POTENTIAL • NO ONWARD CHAIN

Spacious three-bedroom semi-detached home with garage, utility room, parking, and no onward chain. Great potential to improve. Close to schools, amenities, and transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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This extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families or those seeking room to grow. The property features a generous living area, providing a welcoming space for relaxation and entertaining. The well-proportioned kitchen is complemented by a useful utility room, offering additional storage and laundry facilities. Three comfortable bedrooms ensure ample space for family members or guests. The integral garage provides secure storage or parking, while additional parking is available to the front of the property. This home presents a fantastic opportunity for buyers wishing to put their own stamp on a property, with huge potential for further improvement and personalisation. Offered with no onward chain, the sale process is streamlined and stress-free. Located in a popular residential area, this property is within easy reach of local amenities, schools, and transport links, making it a convenient and desirable choice for a wide range of purchasers. Whether you are looking to upsize, invest, or find your next family home, this spacious and well-located property is not to be missed. Arrange your viewing today to fully appreciate the potential on offer.

LOCATION

The property sits in the heart of popular Vicars Cross on the eastern side of the city. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away and well served by public transport.

PORCH

HALL

LIVING ROOM

13' 3" x 12' 11" (4.04m x 3.94m)

DINING ROOM

10' 5" x 8' 11" (3.18m x 2.72m)

KITCHEN

11' 11" x 10' 9" (3.63m x 3.28m)

UTILITY ROOM

7' 7" x 7' 1" (2.31m x 2.16m)

LANDING

BEDROOM 1

13' 4" x 9' 10" (4.06m x 3.00m)

BEDROOM 2

10' 6" x 9' 10" (3.20m x 3.00m)

BEDROOM 3

10' 2" x 6' 5" (3.10m x 1.96m)

BATHROOM

GARAGE

Integral garage with electronic door. Power and light.

OUTSIDE

To the front is a drive and lawn. At the rear is an attractive garden with stone paved patio, lawn, shed and well stocked borders.



Floor 0

Approximate total area⁽¹⁾
91.4 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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