



1Christleton Road

Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£280,000**

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

161 Christleton Road

Chester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO DOUBLE BEDROOM PERIOD PROPERTY
- TWO RECEPTION ROOMS
- SOLAR PANELS
- MODERN KITCHEN INSTALLED 2024
- ALL WINDOWS REPLACED IN 2022
- UTILITY ROOM AND PANTRY AREA
- PRIVATE AND SECURE REAR GARDEN
- MODERN 4-PIECE BATHROOM
- WALKING DISTANCE TO CHESTER CITY CENTRE
- CLOSE TO LOCAL SCHOOLS AND A WEALTH OF AMENITIES
- EASY ACCESS TO A55, MANCHESTER, LIVERPOOL AND NORTH WALES


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Entrance Hallway

Accessed via a hardwood door with original iron features opening to a hallway with original tiled floor, panelled walls, door to lounge, opening to inner hallway

Lounge

13' 5" x 10' 5" (4.09m x 3.18m)

Exposed brick chimney with space for a real fire / log burner, PVC noise reduction double glazed window to the front, wall mounted radiator, solid wood floor

Inner Hallway

Original Minton tiled floor, stairs to first floor, door opening to the dining room

Dining Room

13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to the rear, exposed brick chimney with log burner fire, wall mounted radiator, door to the understairs storage cupboard, door opening to the kitchen

Kitchen

11' 3" x 9' 2" (3.43m x 2.79m)

Fitted in 2024 a modern range of wall, drawer and base units, butchers block worktop with inset ceramic 1.5% sink unit with mixer tap, space for a fridge freezer, built in eye level double oven, inset composite hob with exterior extractor hood above, plumbing for washing machine, tiled splashbacks, opening to a pantry area

Pantry Area

6' 7" x 4' 0" (2.01m x 1.22m)

Plumbing for washing machine, space for tumble dryer, wall mounted combination boiler, shelving area, opening to utility room



Utility / Boot Room

9' 1" x 6' 7" (2.77m x 2.01m)

Fitted in 2024 modern base units, butchers block worktop, wall mounted radiator double glazed window to the side, PVC door opening to the side, double glazed door opening to the rear

First Floor Landing

Doors to bedrooms and bathroom, over stairs storage cupboard with access to the roof space

Bedroom One

14' 6" x 14' 0" (4.42m x 4.27m)

Double glazed window to the front, wall mounted radiator, cast iron Victorian fireplace, solid wood floor

Bedroom Two

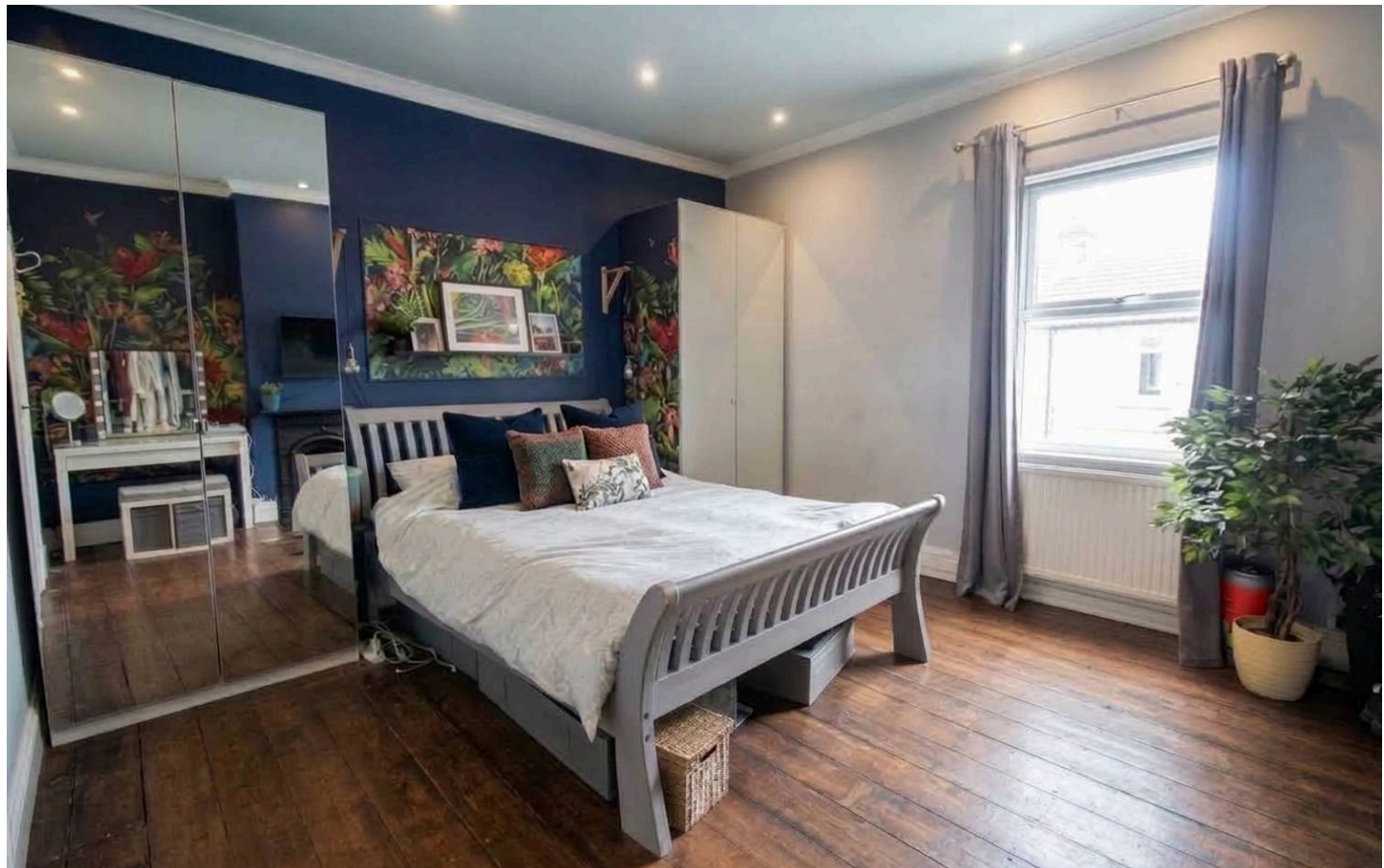
13' 6" x 10' 5" (4.12m x 3.18m)

Double glazed window to the rear, wall mounted radiator, cast iron Victoria fireplace

Bathroom

11' 3" x 9' 2" (3.43m x 2.79m)

A large and spacious room comprising a double shower cubical, free standing bath with tower tap and shower attachment, close coupled WC and vanity wash hand basin with cupboards, wood floor, obscure double glazed window to the side



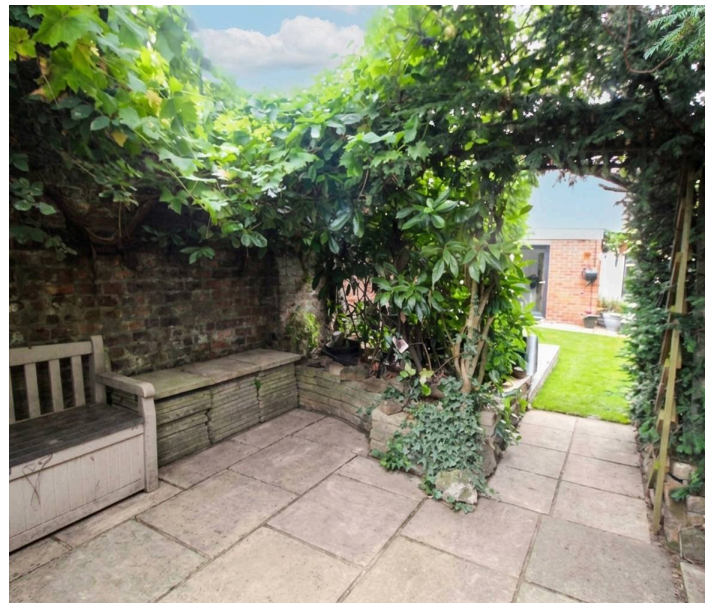


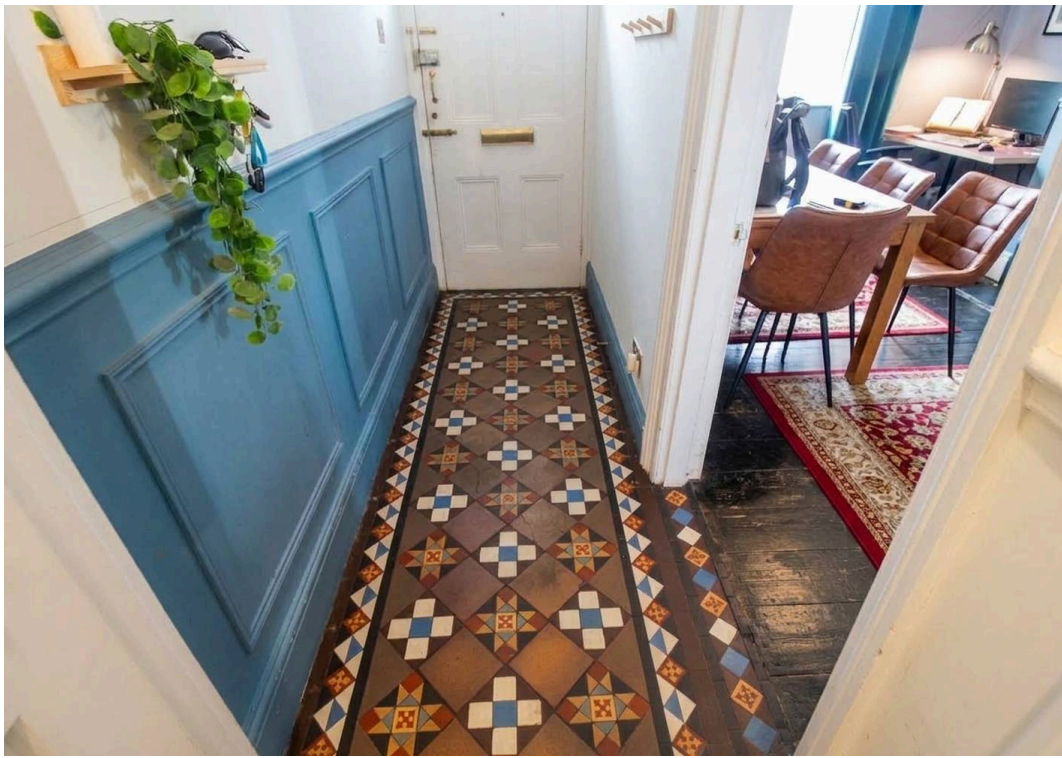
FRONT GARDEN

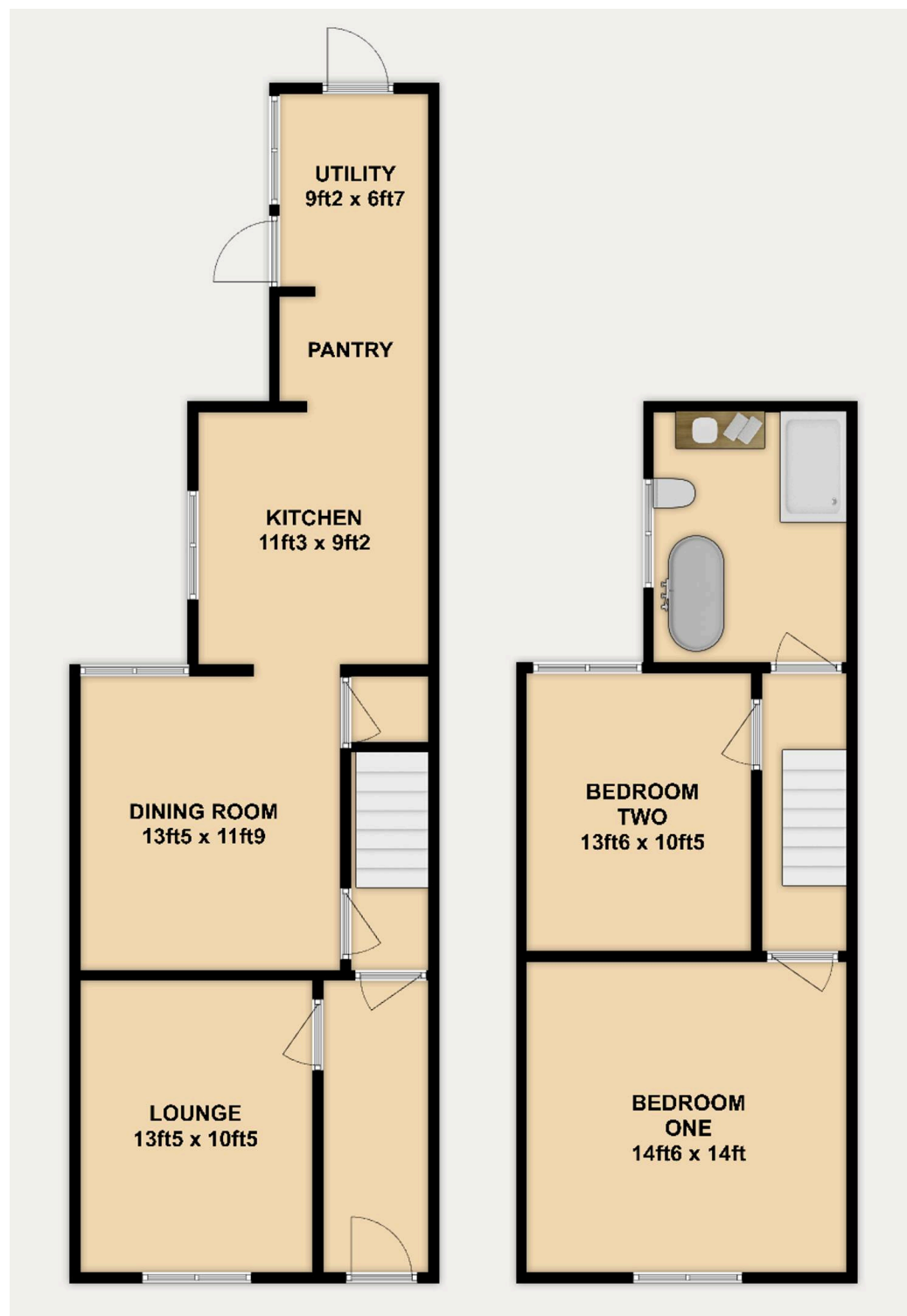
Accessed via a cast iron gate with paved area to the front with trees and hedges surrounding, original tiled step up to the hard wood entrance door

REAR GARDEN

A private and mature rear garden with a courtyard area to the side with decorative archway leading to a lawn area with raised decking seating area, doorway leading to an additional rear garden with timber storage shed









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To arrange a viewing please contact

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