

# CHANGING HOME



**Artillery Road | Saughton | Chester | CH3 6GA**

**£228,000**

A beautifully presented, modern THREE bedroom semi-detached home available at 70% of the market value thanks to the "Affordable Housing Scheme" but owning the full 100%. Situated on the desirable Crown Park development, any perspective purchaser must meet the criteria of the scheme via Chester City Council.

Hall, kitchen, W/C, living/dining area, three bedrooms, bathroom. Enclosed rear garden and driveway parking to the front. NHBC cover.

## Property Description

### LOCATION

The property is set within the very popular Crown Park development at Saughton on the southern edge of Chester. Huntington Primary School is within a short walk. The Rake and Pikel public house and a Co-op also very close by. Access to villages such as Churton, Alford and Farndon is simple. The main road network is simple via the A55. Chester City Centre is well served by public transport. There is a small play area for young children to the front of the property.

### HALL

With wood effect laminate floor and radiator.

### LOUNGE/DINER

14' 9" x 11' 3" (4.5m x 3.43m) and 6' 1" x 7' 9" (1.85m x 2.36m)  
With 2 radiators and ceiling cornice. UPVC double glazed window and UPVC double glazed French doors to the rear garden. Wood effect laminate floor.

### KITCHEN

12' 5" x 7' 8" (3.78m x 2.34m) An attractive kitchen consisting fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. Potterton combi boiler within a wall unit. 4 ring gas hob with oven below and stainless steel extractor hood over. Space for a fridge/freezer and washing machine. Partly tiled walls, wood effect laminate floor and UPVC double glazed window.

### CLOAKROOM

With a white suite of a WC and wash hand basin. Radiator, partly tiled walls and extractor fan.

### LANDING

With loft access.

### BEDROOM 1

14' 7" x 10' 3" (4.44m x 3.12m) With large built in cupboard, radiator and 2 UPVC double glazed windows.

### BEDROOM 2

12' 8" x 7' 8" (3.86m x 2.34m) With radiator and UPVC double glazed window.

### BEDROOM 3

7' 1" x 9' 11" (2.16m x 3.02m) With radiator and UPVC double glazed window.



## BATHROOM

6' 2" x 7' 8" (1.88m x 2.34m) With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Frosted UPVC double glazed window, partly tiled walls and radiator. Extractor fan.

## PARKING

To the front is a tarmac parking area for 2 cars.

## GARDEN

To the front is the parking area. At the rear is a garden with artificial lawn, patio, shed and pedestrian gate.

## BUYING CRITERIA

Potential purchasers will have to make an application to the Council to check they qualify. To make an application, potential purchasers are required to submit a financial assessment from a qualified financial advisor to the Council. Please refer any interested parties to the Council's Affordable Housing.

Ward: Christleton and Huntington

Adjoining Wards: Lache, Handbridge Park, Chester Villages, Farndon and Great Boughton

- a) Resident in the Ward for 12 months immediately preceding the date of application, or resided in the Ward for at least 5 years, or who have a Strong Local Connection with the Ward.
- b) After 4 weeks; resident in any of the Adjoining Wards for the 12 months immediately preceding the date of application, resided in for 5 years or Strong Local Connection
- c) After 6 weeks; resident in the Borough for the 12 months preceding the date of application, resided in for 5 years, or Strong Local Connection
- d) After 8 weeks; no local connection required.





## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements