



**Thornton Drive | Chester | CH2 2HZ**

**£275,000**

A traditional extended 3/4 bedroom semi detached home in the heart of a popular well established residential area. The property does require some internal refurbishment but has vast potential. Driveway parking and enclosed rear garden.

Hall, living room, dining room, study/bedroom 4, WC, utility room and sun room. 3 bedrooms and bathroom. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set in the heart of Upton which allows easy access to both Hoole Village and the City Centre. Popular primary schools close by such as Newton Primary School, Mill View Primary School and The Firs School. Local shops on Weston Grove are easily accessed. Access to the main road network is simple. Bache train station is also close by with links to Liverpool.



### HALL

Accessed via an impressive ornate feature glazed front door with coloured glass windows. Wood effect laminate floor and radiator.



### LIVING ROOM

13' 8" x 11' 3" (4.17m x 3.43m) With a feature fireplace with electric fire. Radiator and large UPVC bay window to the front. A timber clad wall with double doors lead to the dining room.



### DINING ROOM

15' 3" x 10' 1" (4.65m x 3.07m) max. With feature glazed wall to the kitchen. Radiator and UPVC double glazed window.

### KITCHEN

9' 3" x 8' 1" (2.82m x 2.46m) approx. With a range of fitted floor and wall units. Stainless steel sink. Space for an electric oven with stainless steel extractor hood over. Space for a dishwasher. partly tiled walls and built in cupboard.



### STUDY/BEDROOM 4

15' 3" x 8' 6" (4.65m x 2.59m) max. With UPVC double glazed window to the front.

### UTILITY ROOM

11' 9" x 6' 7" (3.58m x 2.01m) max. With fitted floor and wall units. space for a fridge/freezer and washing machine. Door to the sun room.

### WC

With a WC and extractor fan.

## SUN ROOM

6' 6" x 7' 7" (1.98m x 2.31m) With wood effect laminate floor and door to the rear garden.

## LANDING

With UPVC double glazed window to the side and loft access.

## BEDROOM 1

10' 1" x 10' 2" (3.07m x 3.1m) With radiator and UPVC double glazed window.



## BEDROOM 2

11' 5" x 9' 3" (3.48m x 2.82m) With radiator and UPVC double glazed window. Fitted wardrobes.



## BEDROOM 3

8' 0" x 8' 2" (2.44m x 2.49m) With radiator and UPVC double glazed window.

## BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) With a white suite of a WC, wash hand basin and paneled bath. Recessed spotlights, partly tiled walls and frosted UPVC double glazed window. Extractor fan and radiator.



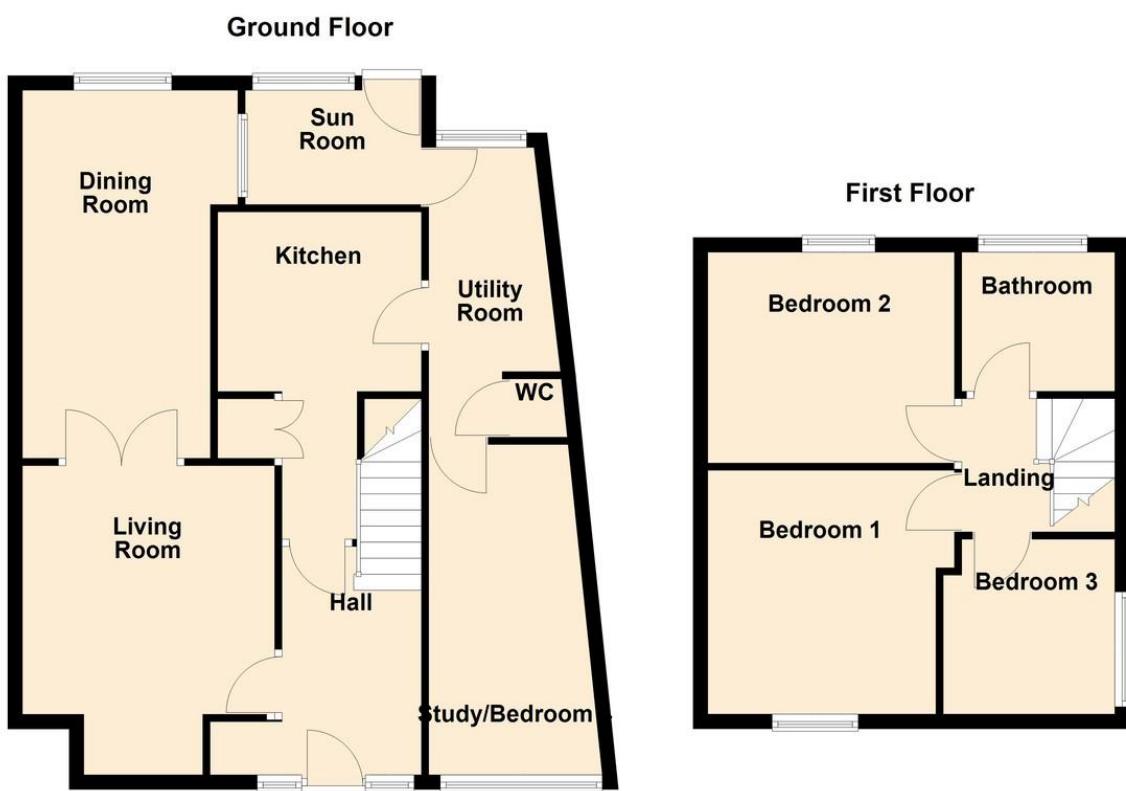
## OUTSIDE

To the front is a brick paved drive providing parking for 2 cars and a lawn. A path at the side of the property leads to a gate giving access to the rear. The rear garden has a small patio, lawn and garage with attached potting shed.

## GARAGE

At the rear is a single garage which is in poor structural condition.





## 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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
jeremy@changing-home.co.uk  
01244 345664

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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