



## 70 Newry Park, Chester

£200,000 Freehold

MODERN TWO BEDROOM MEWS HOME • NEATLY APPOINTED • CUL-DE-SAC LOCATION • WALKING DISTANCE TO CITY CENTRE AND HOOLE • PARKING FOR 2 CARS • ATTRACTIVE REAR GARDEN • IDEAL FOR FIRST TIME BUYERS • NO ONWARD CHAIN

Modern two bedroom mews in quiet cul-de-sac near Chester city centre and Hoole.  
Spacious, move-in ready, parking for two cars, no onward chain. Ideal for first time buyers.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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**LOCATION**

The property is set at the top of a cul-de-sac just off Brook Lane and within walking distance of Chester City Centre, Hoole and the main railway station. Total Fitness, Morrison's superstore and Chester Countess Hospital.

**PORCH**

Accessed via a composite front door and with a radiator and wood effect laminate floor.

**LIVING ROOM**

13' 3" x 14' 0" (4.04m x 4.27m)

With UPVC double glazed window, radiator, wood effect laminate floor and small understairs cupboard.

**KITCHEN/DINER**

13' 3" x 9' 0" (4.04m x 2.74m)

A dual purpose room with UPVC double glazed patio doors leading to the rear garden. The kitchen has fitted floor and wall units. Stainless steel sink unit. Tiled floor and partly tiled walls. 4 ring gas hob with oven below and stainless steel extractor hood over.. Fridge and washing machine. wood effect laminate floor and UPVC double glazed window.

**LANDING****BEDROOM 1**

13' 1" x 10' 3" (3.99m x 3.12m)

With over stairs built in cupboard housing Baxi combi boiler. 2 UPVC double glazed windows and radiator. Loft access.

**BEDROOM 2**

13' 4" x 6' 4" (4.06m x 1.93m)

With radiator and UPVC double glazed window.

**BATHROOM**

6' 9" x 6' 2" (2.06m x 1.88m)

With a white suite of a WC, wash hand basin and paneled bath having a shower and screen. Tiled walls, extractor fan and radiator.

**PARKING**

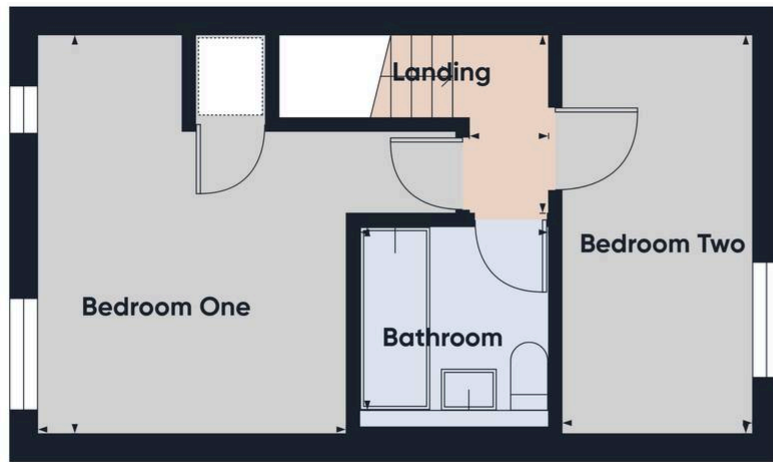
The tarmac drive to the front provides parking for two cars

**GARDEN**

To the front is the drive and a lawn. The rear garden is neatly presented with patio, lawn, shed and gate at the back.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
53.4 m<sup>2</sup>

(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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