

# CHANGING HOME



**Queensway | Newton | Chester | CH2 1PF**

**£420,000**

A substantial 3 bedroom detached family home with large integral garage set within extensive gardens in a popular part of Newton. The property is in need of internal refurbishment but has huge potential to update and extend subject to consents. NO ONWARD CHAIN.

## Property Description

### LOCATION

The property is set in the heart of Newton which allows easy access to both Hoole Village and the City Centre. Newton Primary School and local shops on Weston Grove are easily accessed. Access to the main road network is simple.

### PORCH

Accessed via a UPVC double glazed front door and with a tiled floor.

### HALL

With radiator and store room. Understairs cupboard.

### LOUNGE

13' 5" x 11' 10" (4.09m x 3.61m) With 2 UPVC double glazed windows and radiator. Gas fire.

### DINING ROOM

13' 2" x 9' 10" (4.01m x 3m) With 2 UPVC double glazed windows and radiator.

### KITCHEN

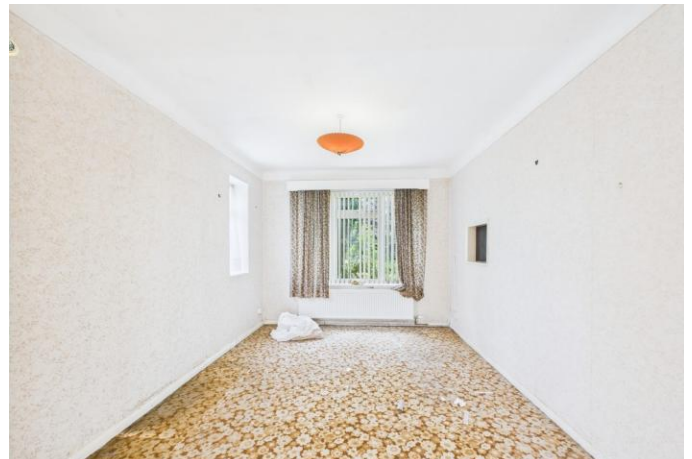
13' 0" x 9' 2" (3.96m x 2.79m) With fitted floor and wall unit. Sink unit. Radiator and UPVC double glazed windows. Central heating boiler.

### UTILITY ROOM

5' 11" x 4' 11" (1.8m x 1.5m) A door from the kitchen allows access to a passageway at the side and into the utility room which has a window and floor unit. there is also a further store room.

### LANDING

With UPVC double glazed window to the side.



### **BEDROOM 1**

13' 6" x 11' 10" (4.11m x 3.61m) With fitted wardrobes, 2 UPVC double glazed windows and radiator.

### **BEDROOM 2**

13' 2" x 11' 7" (4.01m x 3.53m) With fitted wardrobes, 2 UPVC double glazed windows and radiator.

### **BEDROOM 3**

8' 1" x 7' 2" (2.46m x 2.18m) With fitted wardrobes, UPVC double glazed window and radiator.

### **BATHROOM**

7' 6" x 5' 5" (2.29m x 1.65m) With a white suite of a wash hand basin and paneled bath. Heated towel rail and frosted UPVC double glazed window.

### **WC**

With WC and frosted UPVC double glazed window.

### **GARAGE**

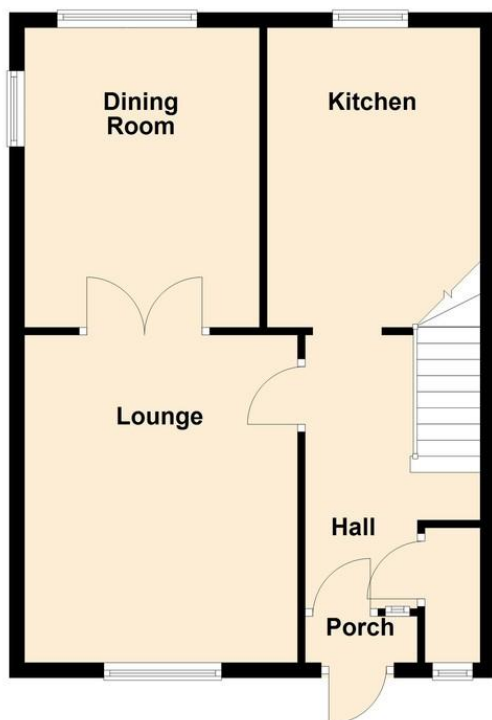
19' 1" x 9' 11" (5.82m x 3.02m) With up and over door. Power and light. Window to side.

### **OUTSIDE**

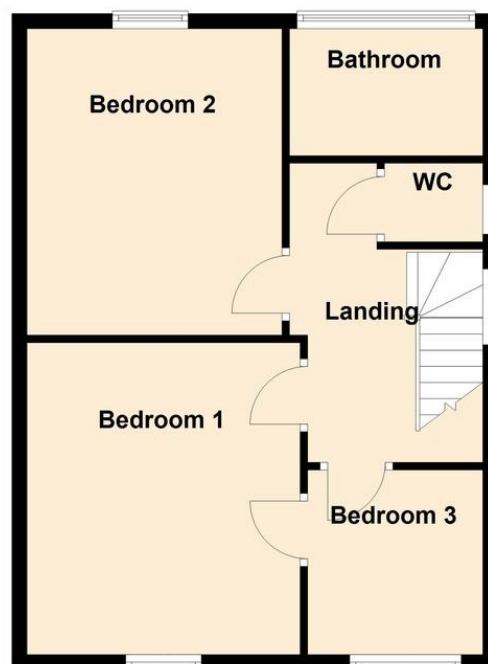
To the front is a drive and a lawn. Accessed along the side of the property leads to a large rear garden with a patio and lawns. Also a plethora of trees, plants and shrubs.



**Ground Floor**



**First Floor**



## Tenure

Freehold

## Council Tax Band

E

## 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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