



## Santeram Rhos Avenue

Penyffordd, Chester, CH4 0JX

£360,000





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## Accommodation Comprises

The property is accessed via a tarmac driveway with a paved pathway leading to a composite front door featuring frosted glass insets.

## Entrance Hallway

Enter via a UPVC double glazed front door into a welcoming entrance hall featuring warm engineered oak flooring that flows seamlessly throughout the principal reception rooms. The hall is bright and airy with a radiator providing comfort, and a traditional spindle balustrade staircase rises to the loft rooms, giving access to the first floor accommodation.

## Living Room

The spacious living room benefits from engineered oak flooring and a large window to the side elevation, bathing the room in natural light. A radiator ensures the room remains warm and inviting, while a glazed door provides easy access to the kitchen/dining room, creating a pleasant flow for everyday living and entertaining.

## Kitchen / Dining Room

The heart of the home is the generously proportioned kitchen/diner, fitted with attractive oak base units complemented by matching display cabinets with ornamental handles. A granite work surface incorporates a traditional Belfast sink with mixer tap and tiled splashbacks. The kitchen is well equipped with space and plumbing for a washing machine, a large area for a range cooker beneath a stainless steel extractor and glass canopy, and a wall mounted gas combination boiler. The ceramic tiled flooring with inset downlights enhances the modern feel. French doors open directly onto the rear garden, extending the entertaining space outdoors during warmer months.

## Sitting Room / Bedroom Three

This versatile room can serve as a third bedroom, study, or additional sitting room. It features engineered oak flooring, a charming bay window overlooking the front garden, a radiator, and a wall mounted pebble effect electric fire, providing a cosy and flexible living area.

## Bedroom One

The master bedroom offers excellent proportions with engineered oak flooring, a radiator, and a large bay window framing peaceful views of the front garden. This light filled room provides a restful retreat.

## Bedroom Two

A comfortable second bedroom with a window facing the rear garden and a radiator, offering a quiet and restful sleeping space.

## Bathroom

The family bathroom includes a panelled bath with electric shower and protective glass screen, low level WC, pedestal wash basin, partially tiled walls, and timber laminate flooring. An opaque window provides privacy while allowing natural light to enter.

## Loft Rooms

Two loft rooms are accessed via the staircase from the entrance hall, providing additional flexible accommodation.

## Loft Room One

A bright room with two double glazed timber-frame skylights overlooking the rear garden, ideal for use as a home office, guest accommodation, or hobby room.

## Loft Room Two

Currently used for storage but offers potential for conversion subject to planning.

## Externally

The property enjoys well maintained gardens to both front and rear. To the front, a neat lawn with mature shrub borders creates an inviting approach. A driveway along the side of the property provides ample off road parking and access to the detached garage.

The rear garden is predominantly laid to lawn and enclosed by fencing and mature hedging, offering privacy and a safe space for children or pets. A concrete and quarry tiled patio area provides an excellent space for outdoor dining and entertaining. Additional garden features include two timber sheds, an open sided storage area, and a greenhouse, ideal for gardening enthusiasts or additional storage.

## Garage

The detached garage includes a glazed side door for convenient access and is equipped with power, offering practical storage or workshop space.

## EPC Rating E

## Council Tax Band D

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

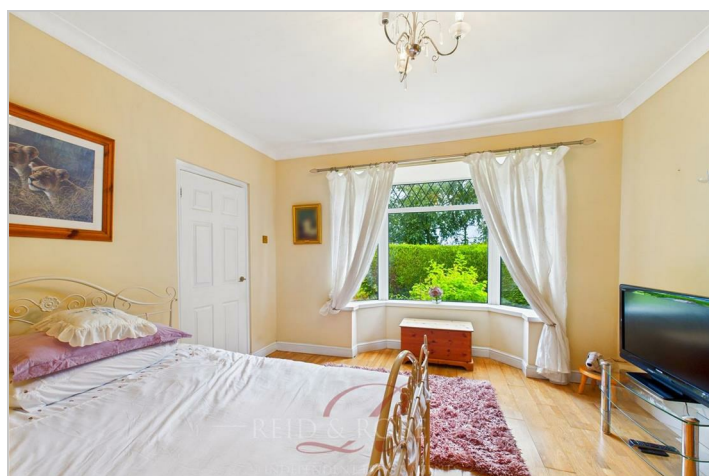
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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