



**Courtyard Cottage,
Sealand Road, CH1 6BS**

£325,000

CURRANS
homes



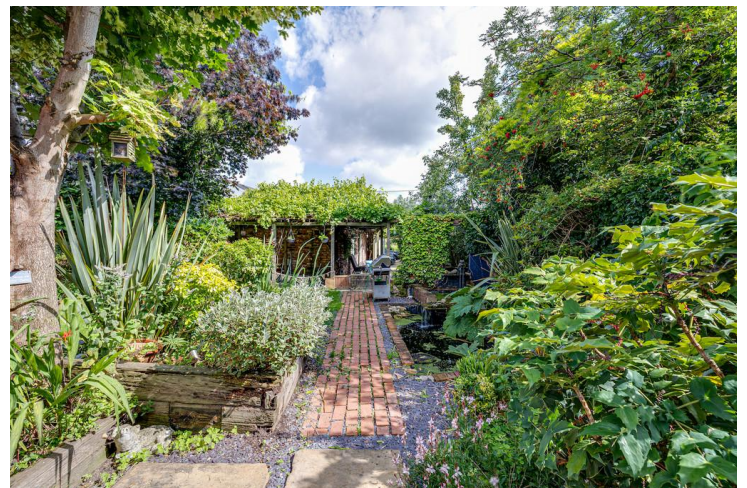
Hidden away in beautiful grounds and filled with charm and character is this two bedroom cottage that dates back to the early 1900s.

As you step through the entrance gate you are greeted by the beautiful enclosed gardens offering a sense of serenity. A pathway past a pond leads to the entrance vestibule and an imposing entrance door. Through the entrance is the kitchen and dining room which flows through to the living room and study space. On first floor there are two bedrooms, the main with a walk around dressing area and en-suite bathroom whilst the second bedroom has a sliding door to a shower room - which can also be accessed with its own entrance.

Nestled on the border of England and Wales but being only a five to ten minute drive away from the city centre, the property is in an ideal location being close to the A55 Chester southerly by pass and the link road leading to the M53/M56 motorway network.

In detail the property comprises of;

ENTRANCE VESTIBULE with timber double glazed windows and skylights, stone tiled flooring, radiator, exposed brick walls, feature farmhouse door leading to -





KITCHEN 10' 6" x 7' 3" (3.2m x 2.21m) with a fitted range of wall, drawer and base units, solid wood work surface and decorative tiled splashbacks, inset sink with mixer tap and drainer, integrated under counter fridge and freezer, electric oven and accompanying halogen hobs with concealed cooker hood, double glazed window, decorative tiled flooring, recessed spotlights

DINING ROOM 15' 7" x 14' 11" (4.75m x 4.55m) with decorative tiled flooring making a feature of the large dining room table, exposed timber beam, fitted unit with wine rack, glazed window to vestibule, radiator, stairs to first floor, recessed spotlights



LIVING ROOM 18' x 15' 8" (5.49m x 4.78m) with oak wood flooring, decorative fireplace bordered with two floor to ceiling feature mirrors, exposed beams, glazed window to side, adjoining study space

STUDY SPACE 13' 7" x 7' 4" (4.14m x 2.24m) joined to with the living room but within right feeling like its own separate space, with continued oak wood flooring, radiator, double glazed windows looking out to the gardens

FIRST FLOOR LANDING with velux skylight and radiator



BEDROOM ONE 18' 2" x 16' 7" (5.54m x 5.05m) maximum - a most spacious and unique room with wood flooring, double glazed window and further double glazed port hole window, radiator, exposed beam, feature headboard with designer wallpaper - fencing off a bespoke dressing area to one side - with floor spotlight and light up shelving and wardrobe units, whilst at the adjacent side there is an en-suite bathroom, with W.C, wash hand basin, heated towel rail, fully tiled bath with thermostatic shower over

BEDROOM TWO 12' 8" x 10' 1" (3.86m x 3.07m) with double glazed window, laminate flooring, radiator, sliding mirrored door to en-suite shower room



EN-SUITE SHOWER ROOM with velux skylight, tiled flooring, W.C, wash hand basin, fully tiled shower area with thermostatic shower, heated towel rail, recessed spotlight

EXTERNALLY The property is accessed and sits in beautiful enclosed grounds, with a low maintenance lawned area, flagged patio paving, a feature pond and further stone flagged seating area

FINER POINTS

* Hidden two bedroom cottage



* Beautiful gardens

* Garage and off road parking

*10 minute drive to the city centre

*Septic tank

*Kerosene gas heating

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

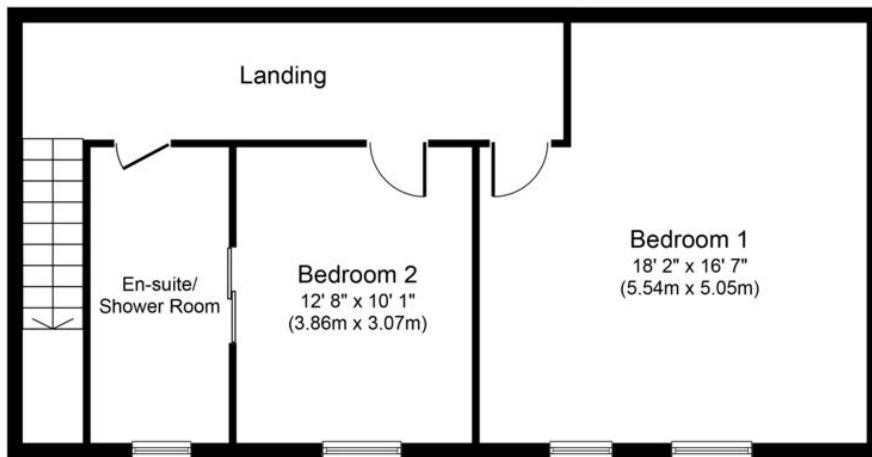
Local Authority: Flintshire County Council

Council Tax: Band F

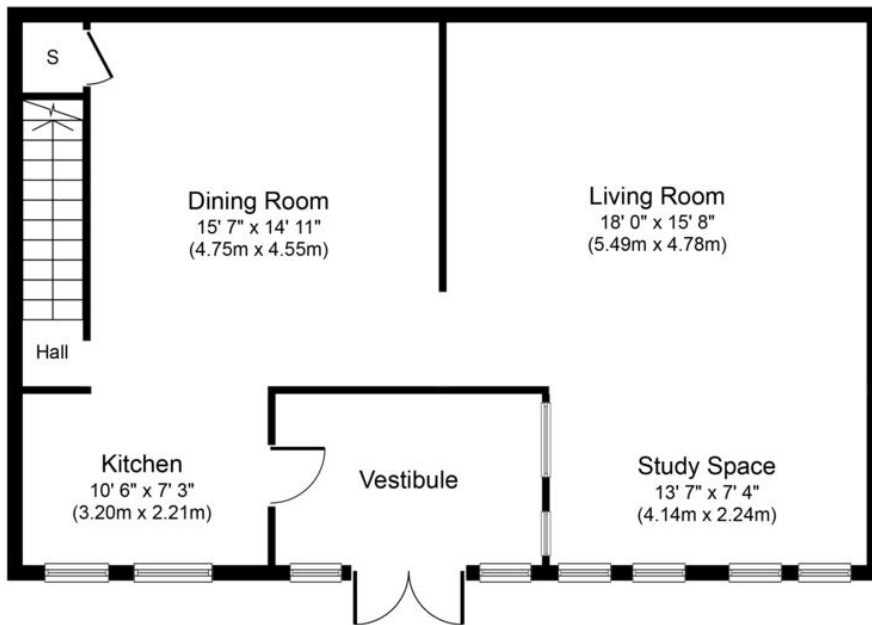
Viewings: By appointment only







First Floor
Approximate Floor Area
651 sq. ft.
(60.5 sq. m.)



Ground Floor
Approximate Floor Area
840 sq. ft.
(78.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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