

For Sale £299,750



- Detached True Bungalow
- Four Bedrooms
- Cul-de-Sac Position
- Gas Fired Central Heating
- Popular Location

- Double Glazing
- Fitted Kitchen
- Lounge/Dining Area and Snug
- Two Driveways/Garage
- Conveniently Located for City





Property Description

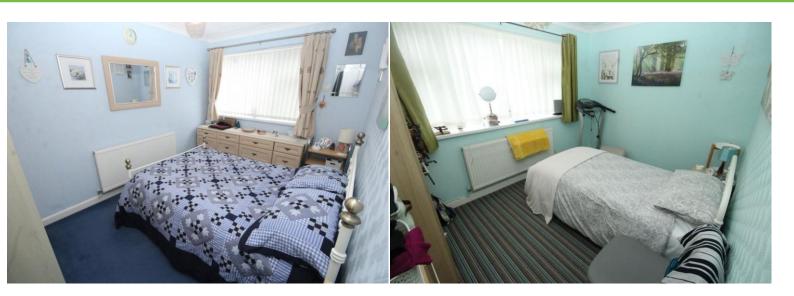
Occupying a pleasant and quiet cul-de-sac position stands this extended four bedroom detached true bungalow standing within a reasonable size plot with two driveways, single garage and gardens to both front and rear. The property offers the full benefits of gas fired central heating, double glazing, fitted kitchen, l-shaped lounge/dining area, separate snug/study area, fitted bathroom suite. VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE THIS WELL PRESENTED HOME.

Location

Barony Way is a popular and convenient location being very accessible to the historical City of Chester, Broughton Retail Park, Chester Racecourse and the area offers excellent schooling for both primary and secondary education.









Entrance Porch

Upvc entrance door with double glazed windows, laminated wood effect flooring, aluminium double glazed door leading into the entrance hall.

Entrance Hall

Central heating radiator, coving to ceiling, dado rail, two storage cupboards one having a central heating radiator.

L-shaped Lounge/dining Area: 21.75' x 15.72' (6.63m x 4.79m)

Spacious L-shaped reception areas with timber feature fire surround incorporating electric fire with timber mantle, two central heating radiators, two double glazed windows to the front elevation, coving to ceiling, dado rail.

Snug/study: 9.97' x 7.12' (3.04m x 2.17m)

Dado rail, coving to ceiling.

Kitchen: 11.78' x 10.47' (3.59m x 3.19m)

Modern style fitted kitchen comprising of a range of eye level and base fitted units with laminate effect complimentary worktops incorporating on and a half bowl sink unit with drainer and swan style mixer tap, electric cooker point with extractor hood above, plumbing for washing machine and dishwasher, space for fridge freezer, part tiled to walls, laminated wood effect flooring, double glazed window to the rear elevation, upvc door to the garden, wall mounted Worcester central heating boiler, coving to ceiling.

Bedroom 1: 12.73' x 8.83' (3.88m x 2.69m)

Double glazed window to the front elevation, central heating radiator, coving to ceiling, fitted wardrobes and drawers.

Bedroom 2: 11.55' x 8.63' (3.52m x 2.63m)

Double glazed window to the rear elevation, central heating radiator, coving to ceiling.

Bedroom 3: 9.61' x 8.60' (2.93m x 2.62m)

Double glazed window to the front elevation, central heating radiator, coving to ceiling, built in wardrobe with sliding door.

Bedroom 4: 9.94' x 6.20' (3.03m x 1.89m)

Double glazed window to the rear elevation, central heating radiator, coving to ceiling.

Bathroom: 8.66' x 7.51' (2.64m x 2.29m)

Fitted white bathroom suite comprising of panelled bath with fitted Triton Madrid shower over with additional shower attachment, vanity wash hand basin with lever taps, low level w.c with top flush, part tiled to walls, central heating radiator, coving to ceiling.

Externally

The property is positioned within a cul-de-sac offering two tarmacadam driveways providing ample parking with one leading to single garage. To the front there is a wwell-maintainedlawn section with pathway leading to the front entrance. The rear garden is fully enclosed and comprises of lawn, block paved patio with pathway, small timber decking area, shed and timber gate for access.

Garage: 16.63' x 8.30' (5.07m x 2.53m)

Up and over door, light and power.

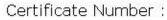
Disclaimer

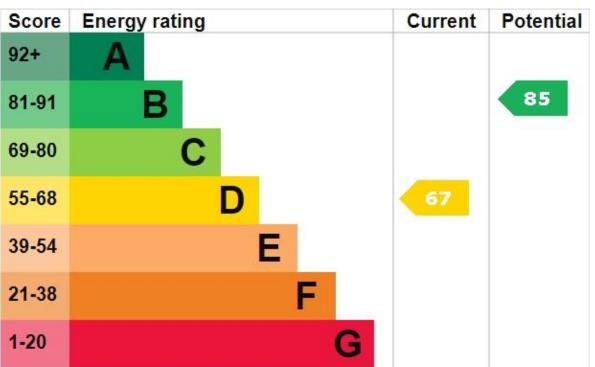
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Thinking of Selling

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115







https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/

Ashton & Grosvenor give notice to anyone reading these particulars that: (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the

