



For Sale

£200,000



- Mature End Terraced Property
- Three Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- NO ONWARD CHAIN INVOLVED

- Gas Central Heating
- Double Glazing
- Fitted Bathroom Suite to First Floor
- Popular & Convenient Location
- IDEAL FOR FIRST TIME BUYER/INVESTOR

**South Street
Chester, CH3 5DR**

Property Description

Ashton and Grosvenor Independent Estate Agents are delighted to introduce to the market place this deceptively spacious mature end terraced property which would be an ideal purchaser for a first time buyer or an investor looking to acquire a buy to let offering an excellent return in rental income. The accommodation comprises of Entrance Porch, Lounge/dining area, fitted kitchen, leading to the first floor there are three bedrooms and bathroom and the property offers the full benefits of gas fired central heating, double glazing, enclosed garden area to the rear, **NO ONWARD CHAIN INVOLVED, EARLY INSPECTION STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

Location

Occupying a convenient and popular location close to a good selection of shops located along Whitchurch Road, being close to Waitrose supermarket, stone's throw away from the canal for pleasant walks into the historical City of Chester hosting a vast range of shops, restaurants, regular public transport, good schooling for both primary and secondary education and is ideally positioned for the busy commuter looking for easy access to the motorway.



Entrance Vestibule

Upvc entrance door, pine door leading into the reception rooms, ceramic tiled floor.

Living/dining Area: 27.49' x 11.94' (8.38m x 3.64m)

Spacious reception areas with double glazed window to the front elevation, two central heating radiators, selection of base fitted cupboards housing gas and electric meters, under stairs storage cupboard, stairs to the first floor, double glazed window to the side elevation.

Kitchen: 10.76' x 7.74' (3.28m x 2.36m)

Fitted modern style kitchen comprising of a range of eye level and base fitted units with complementary worktops incorporating one and a half bowl sink unit with lever mixer tap, built in oven and four ring gas hob with extractor hood above, part tiled to walls, plumbing for washing machine, space for fridge freezer, upvc door to the rear garden, tiling to floor, concealed lighting, wall mounted Viessmann central heating boiler.

Landing

Access to loft, storage cupboard with fitted shelving and central heating radiator.

Bedroom 1: 11.91' x 11.91' (3.63m x 3.63m)

Double glazed windows to the front elevation, central heating radiator.

Bedroom 2: 10.79' x 8.30' (3.29m x 2.53m)

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

Bedroom 3: 8.01' x 6.43' (2.44m x 1.96m)

Double glazed window to the side elevation, central heating radiator.

Bathroom

Fitted white bathroom suite comprising of panelled bath with fitted shower over, pedestal wash hand basin with lever tap, low level w.c, part tiled to walls, tiling to floor, double glazed window to the side elevation, concealed lighting.

Externally

To the rear of the property there is an enclosed garden area which has artificial grass with timber gate for access.

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92+	A		
81-91	B		85
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

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