



For Sale

£250,000



- Detached Modern Style Home
- Sought After Small Development
- Tucked Away Position
- Open Plan Fitted Kitchen/Lounge
- Driveway Providing Off Road Parking

- Gas Central Heating
- Double Glazing
- Two Double Bedrooms
- Fitted Bathroom Suite to First Floor
- NO CHAIN INVOLVED

**Benton Drive
Chester, CH2 2RD**

Property Description

An ideal opportunity to acquire this two double bedroom modern style detached home offering no onward chain, early inspection is strongly recommended as properties of this type don't come available in the market often. The home provides well-presented living throughout offering the full benefits of spacious open plan lounge/fitted kitchen with generous size breakfast bar, gas fired central heating, double glazing, fitted bathroom to the first floor, driveway providing ample parking, enclosed garden to the rear with large timber storage shed,. This property would be perfect for first time buyers, professional couple, buy to let or holiday let home.

Location

Occupying a tucked away position on this small modern development offering a very convenient location to all the local amenities including Total fitness, Morrisons supermarket, train stations, greyhound retail park, Chester City Centre, Hoole Village, The position is also ideal for the busy commuter looking to gain access to all the major Towns and Cities including Liverpool, Manchester, Ellesmere Port, Wrexham etc



Entrance Vestibule

Entrance via recessed porch with tiled step, part glazed panelled door leading into the entrance vestibule, built in storage cupboard with shelving, coving to ceiling, central heating radiator.

Open Plan Lounge/kitchen: 16.63' x 16.54'(5.07m x 5.04m)

L-shaped room offering light and airy living with laminated effect flooring, central heating radiator, double glazed windows to the front and rear elevations, coving to ceiling, modern style fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktop incorporating stainless steel drainer sink unit with mixer tap, built in Zanussi oven and Beko oven with splashback, space for fridge freezer and plumbing for washing machine, large breakfast bar with seating space and storage under, upvc door to the rear gaining access to the garden, central heating thermostat control, stairs to the first floor.

Landing

Access to loft, central heating radiator, double glazed window to the rear elevation.

Bedroom 1: 11.42' x 7.45' (3.48m x 2.27m)

Built in double wardrobe, large storage cupboard housing cylinder, central heating radiator, double glazed window to the front elevation.

Bedroom 2: 9.81' x 8.66' (2.99m x 2.64m)

Measured maximum into recess. Double glazed window to the front elevation, central heating radiator.

Bathroom

Fitted three-piece bathroom suite comprising of panelled bath with fitted shower over, pedestal wash hand basin, low level w.c, part tiled to walls, vinyl floor covering, extractor fan, central heating radiator, double glazed window to the rear elevation.

Externally

To the front of the property there is a generous sized driveway providing ample parking with pathway leading to the side of the home with timber gate for access. To the rear the garden is fully enclosed and comprises of patio area with lawned garden and decorative border, security light and large timber store shed.

Thinking of Selling

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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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