

18 Larchfields, Chester

**OFFERS OVER
£290,000**

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This stylishly finished semi detached home offers a ready to move into home finished to a high standard throughout.

Ideally situated in a quiet yet convenient location within this highly popular Village.

The property has been well improved in recent times with stunning fitted kitchen with integrated appliances, new fully tiled bathroom, new "Logic" combination boiler to name but a few improvements.

The property is attractively approached by a good sized driveway with a newly rendered frontage with brushed chrome downlighters either side of a composite double glazed entrance door which takes you into the entrance porch with grey "Karndean" flooring which continues into the open plan dining kitchen with French doors onto the rear patio, snug living room with plush grey carpets.

To the first floor there are three bedrooms and the main bathroom with a white suite with a chrome shower unit over.

Externally there is a good sized lawned garden to the rear with a patio area off the dining kitchen with a gravelled area to the side with gated access to the front.





FINER POINTS

- * Newly refurbished, stylish semi detached home
- * New "Logic" combination boiler & recently re-wired
- * Modern fitted dining kitchen with integrated "Aeg" stainless steel electric oven & grill, fridge/freezer & dishwasher
- * UPVC double windows, composite double glazed entrance door, UPVC French doors onto the rear garden
- * Stylishly appointed bathroom with a newly fitted white suite with a chrome shower unit over the bath, fully tiled walls & floors
- * Mixture of grey "Karndean" flooring and plush carpets
- * Recessed spotlighting throughout
- * Good sized rear garden with a patio area and a gravelled side area
- * Plentiful off road parking
- * Quiet and popular location

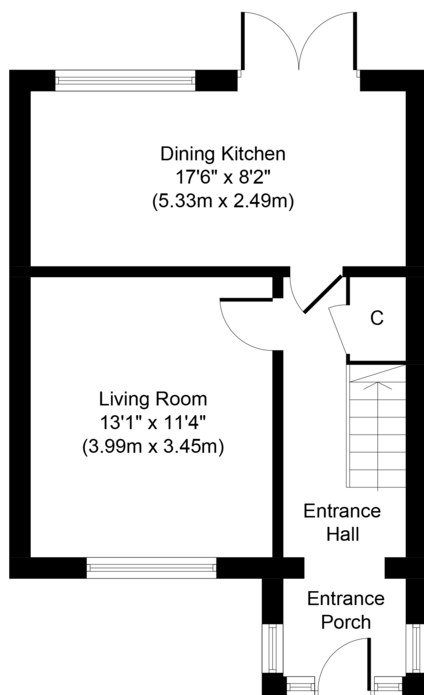
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Tenure: Freehold

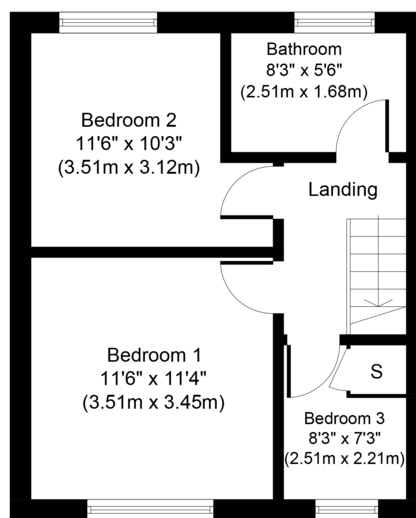
Local Authority: Cheshire West and Chester Council

Council Tax: Band C

Viewings: By appointment only



Ground Floor
Approximate Floor Area
415 Sq. ft.
(38.6 Sq. m.)



First Floor
Approximate Floor Area
383 Sq. ft.
(35.6 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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