



128 Vicars Cross Road,
Chester

£300,000

CURRANS
homes



Welcome to number 128 Vicars Cross Road. This renovated property creates a perfect family abode. The location of this property couldn't be better. Situated just on the outskirts of Chester within walking distance of the City Centre and with great access to major roads such as the M56 that lead to Manchester and Liverpool.

Steps alongside the raised flower bed lead you from the double car off-road parking to the front gated garden with a patio that draws you to the rear private garden which is a great sun catch during the day. As well as shared access alongside the property offers a unique, multifunctional space. Separate from the property at the rear is a brick built single garage with an up and over garage door.

The traditional timber porch is the first indication of a well styled home. Entering the open plan layout offering 384 Sq. ft. of lounge, dining room, and a recently installed kitchen with attractive wooden countertops and breakfast bar creates the perfect entertaining space. A generous utility room and the first bathroom completes the ground floor.

To the first floor of this 3 - 4 bedroom house we're met with the master bedroom which is a dual aspect room currently giving the property it's second spacious living





room. Passing through the large landing that provides an ideal space for a home office we are met with two double size bedrooms, one with a built-in wardrobe along with a decent sized single room. Towards the end of the hallway is built in storage along with the enclosed boiler before reaching the second bathroom which finishes off a well utilised first floor.

FINER POINTS *Large open plan reception room

*Wrap around, enclosed garden

*Two car gravel driveway along with ample visitor parking to the rear of the property

*UPVC Double Glazed

*Gas fired central heating

*Property offers a great use of space internally

*Garage

*Direct 2 miles to Chester City Centre

*Highly regarded schools nearby

*Abundance of local amenities

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

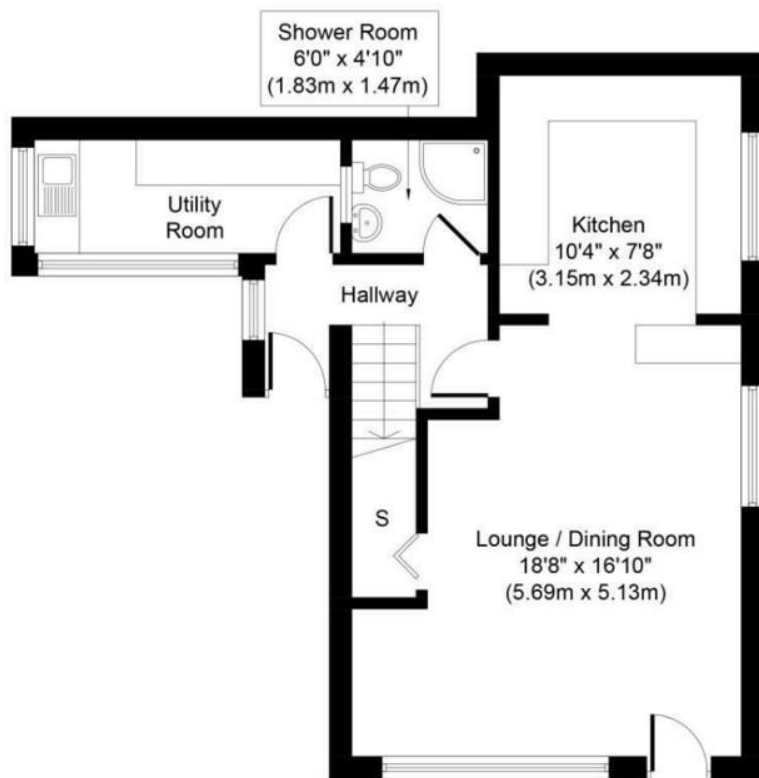
Local Authority:

Council Tax: Band C

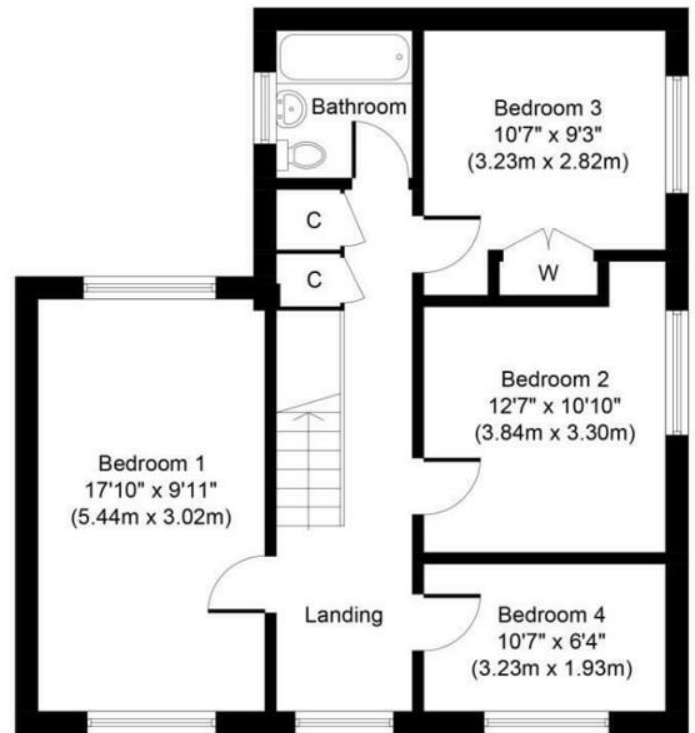
Viewings: By appointment only







Ground Floor
Approximate Floor Area
568 Sq. ft.
(52.8 Sq. m.)



First Floor
Approximate Floor Area
684 Sq. ft.
(63.5 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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