



For Sale

£245,000



- Semi-Detached Home
- Three Bedrooms
- Cul-de-sac Position
- Gas Central Heating
- Fitted White Bathroom Suite

- Double Glazing
- Lounge/Dining Area
- Fitted Modern Style Kitchen
- Fitted Wardrobes to Two Bedrooms
- Low Maintenance Gardens/Garage

**Bache Hall Court
Chester, CH2 1JR**

Property Description

Occupying a cul-de-sac position stands this modern style three bedroom semi-detached home which provides well-presented accommodation throughout where an early inspection is strongly recommended. The property offers deceptively spacious living with the full benefits of gas fired central heating, double glazing, generous sized lounge/dining area, downstairs cloakroom, fitted modern style kitchen with a range of units, wardrobes to two bedrooms, fitted white bathroom suite to the first floor, low maintenance gardens/garage and driveway, NO ONWARD CHAIN INVOLVED.



Location

Conveniently located for easy access to Chester City Centre, Morrisons supermarket, Bache railway station, Countess of Chester hospital, Chester University, Greyhound retail park offering a good selection of shops, good position for the busy commuter looking for easy access to Liverpool, Manchester, North Wales etc.



Entrance Hall

Upvc entrance door, under stairs storage cupboard, central heating radiator, stairs to the first floor.

Cloakroom

Low level w.c, wash hand basin with tiled splashback, central heating radiator, double glazed window to the front elevation, coving to ceiling.

Living/dining Area: 25.30' x 10.89' (7.71m x 3.32m)

Measured maximum in width and length, double glazed square bay window to the front elevation, two central heating radiators, coving to ceiling, timber feature fire surround with marble effect hearth and inset incorporating fitted gas fire, television aerial point, double glazed sliding doors leading from the dining area with double glazed side panels to the rear.

Kitchen: 9.06' x 8.27' (2.76m x 2.52m)

Modern style fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with mixer tap, built in oven and hob with extractor fan above with splashback, plumbing for washing machine, tiling to floor, central heating radiator, double glaze window the rear elevation, upvc door to the side access.

Landing

Double glazed window to the side elevation, access to loft.

Bedroom 1: 13.39' x 8.79' (4.08m x 2.68m)

Fitted wardrobes extending to one wall with sliding doors, double glazed window to the front elevation, central heating radiator.

Bedroom Two: 9.12' x 8.96' (2.78m x 2.73m)

Fitted wardrobes with mirror sliding doors, central heating radiator, double glazed window to the rear elevation.

Bedroom 3: 9.32' x 6.46' (2.84m x 1.97m)

L-shaped room, central heating radiator, built in cupboard housing Worcester 24si II central heating boiler, coving to ceiling, double glazed window to the front elevation.

Bathroom: 8.20' x 5.74' (2.50m x 1.75m)

Fitted white bathroom suite comprising of panelled bath with hand held shower attachment and fitted shower over, vanity wash hand basin with mixer tap, low level w.c, part tiled to walls, coving to ceiling, central heating radiator, double glazed window to the rear elevation.

Externally

To the front of the property there is a driveway providing off road parking with block paved section and access to single garage with up and over door. There is a gate with brick arch gaining access to the side of the property and the side and rear is mainly flagged offering low maintenance, fully enclosed and there is a slightly raised patio area.

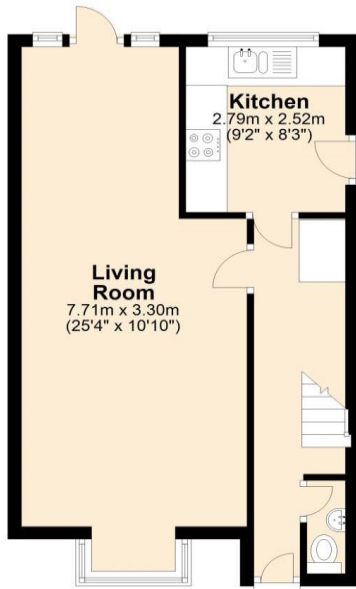
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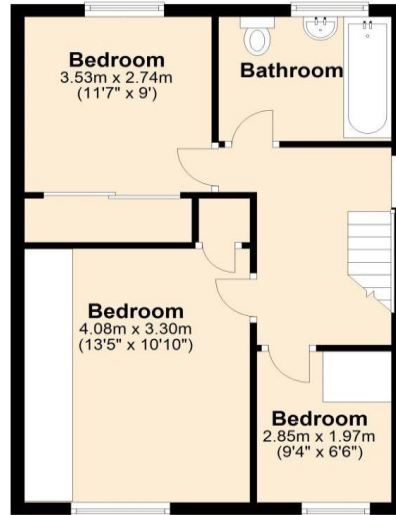
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Ground Floor



First Floor



Total area: approx. 79.9 sq. metres (860.0 sq. feet)
4 Bache Hall Court, Chester

Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 |
| 69-80 | C | | |
| 55-68 | D | 68 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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