



For Sale £450,000



- Traditional Semi-Detached
- Excellent Location
- Viewing Highly Recommended
- Exceptionally Presented
- Fitted Bathroom to First Floor
- Three Bedrooms
- Fitted Kitchen
- Two Separate Reception Rooms
- Cloakroom
- Enclosed Garden/Office/Driveway

Springfield Drive,
Hoole, Chester, CH2 3QG

Property Description

An internal inspection is strongly recommended to appreciate this bay fronted traditional style semi-detached home offering beautifully maintained and a very high standard of living throughout. The property offers many benefits and features including parquet flooring, gas fired central heating, double glazing, two separate reception rooms, conservatory, modern style kitchen with a range of eye level and base units with breakfast bar, cloakroom to the ground floor, generous size living to the first floor with fitted white bathroom suite, driveway and generous sized enclosed garden area to the rear with additional office/store room. **EARLY INSPECTION IS STRONGLY ADVISED.**



Location

LOCATION, LOCATION, LOCATION. Hoole is very much a sought after and vibrant place to live offering a good selection of shops, restaurants, public houses, boutique shops/hairdressers, schooling. The historical City of Chester is within easy reach and the property is very close to the Chester Train Station and Bache Station for the busy commuter.



Entrance Hall

Partly glazed timber entrance door, picture rail, stairs to the first floor, double glazed window to the side elevation, storage cupboards, parquet flooring.

Cloakroom

Low level w.c with top flush, wash hand basin with lever tap, part tiled to walls, double glazed window to the side elevation, extractor fan.

Lounge: 11.84' x 11.81' (3.61m x 3.60m)

Measured maximum into width and length. Parquet flooring, central heating radiator, picture rail, decorative slate hearth with inset, door leading into the conservatory

Dining Room: 12.14' x 11.88' (3.70m x 3.62m)

Measured maximum into bay and recess. Feature fireplace incorporating fitted gas fire with marble effect hearth and inset, double glazed bay window to the front elevation, central heating radiator, picture rail, parquet flooring.

Conservatory: 9.91' x 9.15' (3.02m x 2.79m)

Double glazed windows, timber flooring, two wall light points, french double glazed doors which lead out onto the rear garden.

Kitchen: 17.95' x 6.69' (5.47m x 2.04m)

Fitted modern style kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with swan style neck tap, fitted breakfast bar with seating space, built in Bosch oven and hob with extractor fan above, plumbing for washing machine and dishwasher, wall mounted Worcester central heating boiler, part tiled to walls, laminate wood effect flooring, built in timber storage cupboards to recess, double glazed window to the side and rear elevation, central heating radiator, upvc door to side access

Landing

Access to loft with ladder attachment, double glazed window to the side elevation.

Bedroom 1: 13.58' x 10.79' (4.14m x 3.29m)

Measured maximum into bay window. Double glazed bay window to the front elevation, central heating radiator, picture rail.

Bedroom 2: 11.78' x 10.66' (3.59m x 3.25m)

Measured maximum into width and length. Double glazed window to the rear elevation, central heating radiator, picture rail.

Bedroom 3: 7.91' x 7.87' (2.41m x 2.40m)

L-Shaped Room. Double glazed window to the front elevation, central heating radiator, picture rail.

Bathroom

Fitted white bathroom suite comprising of panelled bath with splashback and two fitted showers over with shower screen, vanity wash hand basin with lever tap, low level w.c, chrome towel rail, lino floor covering, two double glazed windows to the side elevation.

Externally

To the front of the property there is a tarmac driveway providing ample parking screened by dwarf brick wall. Timber gate leads to the side pathway with gravelled sections and gains access to the generous sized enclosed rear garden. The rear garden comprises of flagged patio area, decorative borders and gravelling, small vegetable plots, store shed and the garden is enclosed by timber fencing.

Office/store Room: 16.54' x 7.97' (5.04m x 2.43m)

Ideal office room or store room with light and power, upvc door for access, double glazed window to the side elevation, fitted worktop.

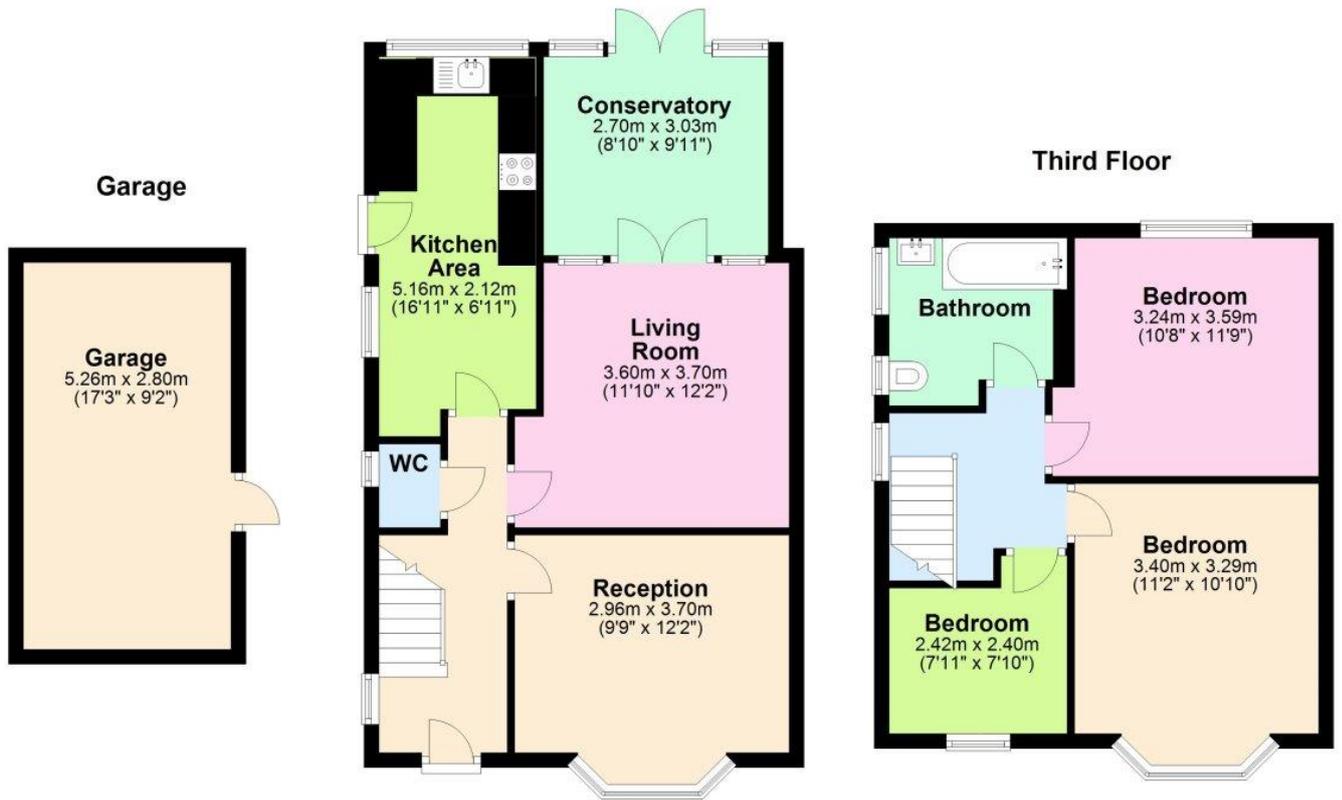
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Ground Floor



Total area: approx. 105.8 sq. metres (1139.1 sq. feet)
8 Springfield Drive, Chester

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	80	
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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