



For Sale

£199,950



- Mature Mid Terraced Property
- Two Double Bedrooms
- Two Separate Reception Rooms
- Fitted Kitchen
- Ideal First Time Buyer Home

- Fitted Bathroom to First Floor
- Gas Central Heating
- Double Glazing
- Newly Carpeted Throughout
- NO ONWARD CHAIN INVOLVED

**Churton Street
Chester, CH3 5ED**

Property Description

Occupying a tucked away position on a no through road within a stone's throw away from the canal providing pleasant views stands this deceptively spacious two double bedroom mature mid terraced property offering the full benefits of gas fired central heating, double glazing, fitted kitchen with built in oven and hob, two separate reception rooms, extensive range of fitted wardrobes to both bedrooms, fitted white bathroom suite to the first floor, newly carpeted and decorated throughout, **EARLY INSPECTION STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT AND THE PROPERTY OFFERS NO ONWARD CHAIN, IDEAL FOR A FIRST TIME BUYER OR LANDLORD LOOKING FOR A BUY TO LET.**

Location

The property occupies a popular and convenient location to live with the local area offering a good selection of shops, public houses, schooling for both secondary and primary education. The home is within stone's throw away from the canal which offers pleasant walks into the historical City of Chester hosting a vast range of shops, restaurants, wine bars and is a great location for the busy commuter looking for easy access to the motorway networks.



Lounge: 12.70' x 10.86' (3.87m x 3.31m)

Upvc entrance door leading into the lounge, double glazed window to the front elevation, fitted units to both recesses one housing gas meter, additional cupboard housing the electric meter.

Dining Area/kitchen: 17.75' x 12.76' (5.41m x 3.89m)

Generous sized reception /kitchen area comprising of fitted kitchen with a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with swan style lever tap, built in oven and hob, plumbing for washing machine, part tiled to walls, wall mounted combination central heating boiler, vinyl floor covering to kitchen area, television aerial point, under stairs storage cupboard, central heating radiator, upvc door gaining access to the rear yard, double glazed window to the side elevation.

Landing

Access to loft.

Bedroom 1: 12.86' x 10.93' (3.92m x 3.33m)

Double glazed window to the front elevation, extensive range of fitted wardrobes and cabinets with walk in wardrobe, central heating radiator.

Bedroom 2: 11.61' x 10.60' (3.54m x 3.23m)

Selection of fitted wardrobes, central heating radiator, double glazed windows to the rear and side elevations.

Bathroom

Fitted bathroom suite comprising of panelled bath with fitted shower over with shower screen, pedestal wash hand basin, low level w.c, part tiled to walls, central heating radiator.

Externally.

There is an enclosed rear yard with timber gate gaining access to shared pathway.

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81-91	B		86
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

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