



7 Artillery Road
Saighton
OFFERS IN EXCESS OF
£450,000





Situated at the front of the development in arguably one of the best locations stands this immaculately presented detached home.

The "Rowlands Homes Hatton" which was built in 2017 and offers a great outlook together with ready to move into accommodation.

The property flows from the entrance hall with attractive grey luxury vinyl flooring, spacious over 17ft living room with a great outlook, open plan dining/living/kitchen being over 26ft wide with an attractive range of units and integrated appliances, utility room, downstairs cloaks/w/c.

To the first floor there are four good sized bedrooms with the master enjoying fitted wardrobes, great views and an en-suite shower room.

All four bedrooms are double capable with fitted wardrobes to bedroom 3 and a pristine bathroom with a white suite.

Externally the rear garden has recently been landscaped to provide two seating areas with raised railway sleeper beds.

Viewing advised





FINER POINTS

- * Superb interior design with feature walls throughout
- * Excellent sized living room with a feature chimney with a recess for a tv & electric flat screen fire
- * Integral garage with access from the entrance hall, potential E/V charger
- * Double width driveway with parking for two cars
- * Recently landscaped rear garden with a good sized plot
- * Four double bedrooms with fitted wardrobes to two of the bedrooms
- * En-suite, main bathroom & ground floor cloaks/w/c
- * Useful utility room with further side access
- * Open plan living kitchen with room for both a sofa and dining table
- * Integrated electric oven, microwave, "Smeg" dishwasher & fridge freezer

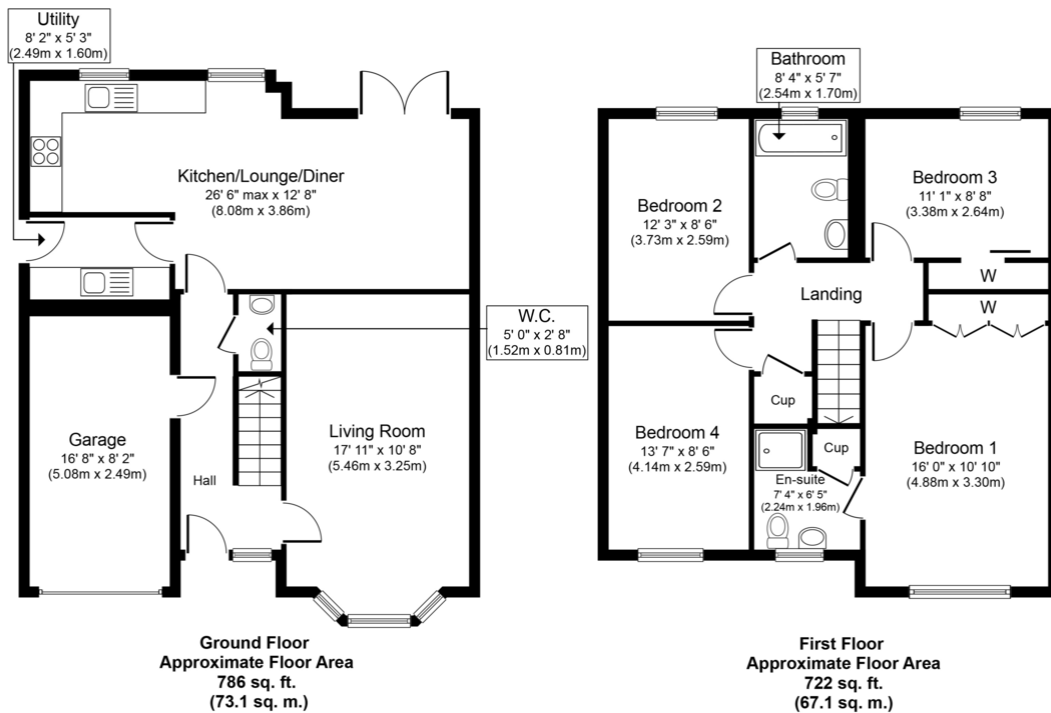
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Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Council Tax: Band F

Viewings: By appointment only



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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