

CHANGING HOME



Jones Way | Higher Kinnerton | Flintshire | CH4 9FW

£250,000

A immaculate two bedroom semi-detached modern home located within the very popular village of Higher Kinnerton. The property briefly comprises hall, w/c, kitchen, spacious living room/dining room, two double bedrooms and bathroom. Superb upgraded rear garden, front garden and drive parking to the side.

Property Description

LOCATION

The very popular village of Kinnerton lies close to the England and Wales border within beautiful countryside. Both Chester and Wrexham are easily accessed by car. The A55 is also close by as is Chester Business Park, Airbus and Broughton Retail Park are a short drive away. The village has shops, public houses and a highly thought of primary school.

HALL

Accessed via a composite front door and with a tiled floor and radiator.

LOUNGE/DINER

14' 3" x 12' 6" (4.34m x 3.81m) max. With UPVC double glazed French doors and full length windows to the rear garden. Radiator and built in under stairs cupboard.

KITCHEN

10' 0" x 7' 4" (3.05m x 2.24m) With a range of fitted floor and wall units. 1 1/2 bowl stainless steel sink unit. 4 ring gas hob with oven below and stainless steel extractor hood over. Integral washing machine. Recessed spotlights, radiator, tiled floor and partly tiled walls. Space for a fridge/freezer and UPVC double glazed window.

CLOAKROOM

With a white suite of a WC and wash hand basin. Tiled floor, extractor fan and radiator.

LANDING

Loft.

BEDROOM 1

14' 4" x 8' 6" (4.37m x 2.59m) max. With 2 UPVC double glazed windows and radiator. Built in cupboard.

BEDROOM 2

14' 3" x 8' 2" (4.34m x 2.49m) max. With UPVC double glazed window and radiator.



BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) With a white suite of a WC, wash hand basin and panelled bath with shower and screen. Tiled floor and partly tiled walls. Recessed spotlights, extractor fan and radiator.

PARKING

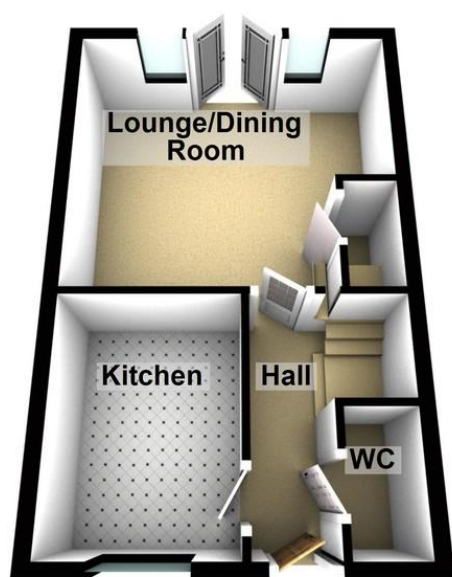
There is a brick paved parking area for two cars.

GARDEN

To the front is the parking, a lawn and path. A gate leads to a good sized rear garden with patio, lawn and neat borders.



Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

www.changing-home.co.uk
jeremy@changing-home.co.uk
01244 345664

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements