



Rosslyn Road | Vicars Cross | Chester | CH3 5HP

£325,000

A spacious **THREE** bedroom semi-detached dormer bungalow set on a very large corner plot within the popular Vicars Cross. The property has just been refurbished to include new kitchen, new bathroom, redecoration, complete rewire, new internal doors and partial recarpeting. Attractive gardens to front, side and rear giving potential to extend subject to consents. Single detached garage with driveway parking. **NO ONWARD CHAIN.**

Property Description

LOCATION

The property is set within the heart of popular Vicars Cross. Local shops and public houses are within a short walk. The highly regarded local Primary School and playing fields are also close at hand. Access to the main road network is simple. Chester City Centre is a short drive away & roughly a 30 minute walk down the canal and well served by public transport. The property is also a 15/20 minute walk from Christleton Primary & High School.

HALL

11' 8" x 6' 6" (3.57m x 2.00m) With entrance via a UPVC front door, new carpet and radiator.

LIVING ROOM

12' 9" x 13' 5" (3.90m x 4.09m) With a gas fire, radiator, UPVC window and under stairs storage cupboard.

DINING ROOM

10' 8" x 8' 9" (3.26m x 2.69m) With sliding UPVC doors leading to conservatory and radiator.

CONSERVATORY

6' 11" x 9' 1" (2.12m x 2.77m) With UPVC French doors leading to the rear garden.

KITCHEN

10' 7" x 7' 5" (3.25m x 2.27m) With a newly fitted kitchen with a range of wall & floor timber units and stainless steel sink unit. Oven, hob and stainless steel extractor hood. Recessed spotlights and tiled floor. A wall mounted Worcester boiler. UPVC window and door to rear garden.

LANDING

6' 3" x 3' 8" (1.93m x 1.13m) With new carpet to the landing and stairs. Loft access and UPVC window.

BEDROOM ONE

12' 11" x 9' 10" (3.95m x 3.00m) With new carpet, radiator and UPVC window.



BEDROOM TWO

10' 8" x 10' 0" (3.27m x 3.06m) With new carpet, built in storage cupboard, radiator and UPVC window.

BEDROOM THREE

9' 7" x 6' 5" (2.94m x 1.96m) With new carpet, radiator and UPVC window.

BATHROOM

7' 1" x 6' 5" (2.17m x 1.98m) With a new white suite consisting of W/C, wash hand basin and paneled bath with shower and screen over. Radiator, recessed spotlights, heated towel rail and frosted UPVC window.

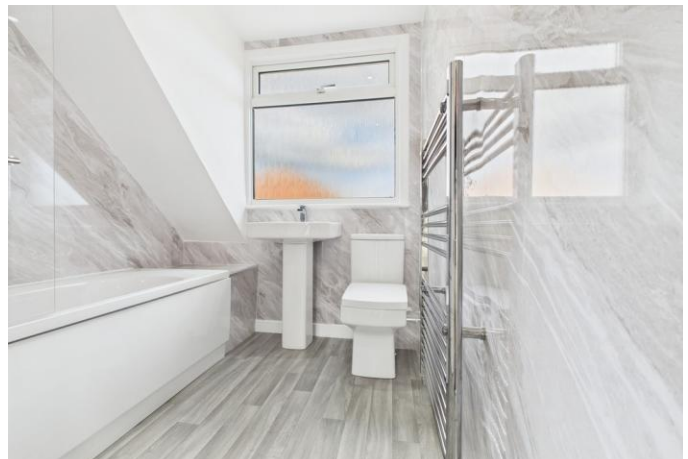
GARDEN

To the front of the property is a attractive front lawn which wraps around the side of the property being on a corner plot leading to the front door and gate which enters the rear garden.

The rear garden is delightful and most private with a tap, patio, lawn and mature trees, shrubs and plants.

GARAGE

At the very rear of the garden is a single detached garage with driveway parking to the front.





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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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