

CHANGING HOME



Queens Road | Vicars Cross | Chester | CH3 5HE

£270,000

A very spacious three bedroom semi detached home in the heart of popular Vicars Cross. The property requires some internal refurbishment but has an attached garage that has potential to be converted subject to consents. There is parking space for several cars to the front, a workshop to the side and at the rear a low maintenance garden and workshop with further garage attached. NO ONWARD CHAIN.

Property Description

LOCATION

The property sits in the heart of popular Vicars Cross on the eastern side of the city. 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 and well served by public transport.

HALL

Accessed via a storm porch and UPVC front door.

LOUNGE/DINER

22' 4" x 11' 10" (6.81m x 3.61m) With UPVC double glazed window and wall mounted gas heater.

KITCHEN

12' 8" x 8' 0" (3.86m x 2.44m) A recently fitted kitchen with a range of floor and wall units. Sink unit, integral fridge/freezer and dishwasher. Ceramic hob with stainless steel extractor hood over. Neff oven. Space for a washing machine.

CONSERVATORY

19' 9" x 9' 11" (6.02m x 3.02m) A very large space in need for refurbishment. Patio doors lead to the rear garden.

LANDING

With loft access and built in store cupboard.

BEDROOM 1

14' 4" x 9' 0" (4.37m x 2.74m) plus alcove With double glazed window.

BEDROOM 2

11' 11" x 7' 8" (3.63m x 2.34m) With double glazed window.

BEDROOM 3

11' 4" x 8' 2" (3.45m x 2.49m) With wall mounted gas heater and UPVC double glazed window.

BATHROOM

With a white suite of a WC, wash hand basin and large shower cubicle. tiled walls and frosted double glazed window. Built in cupboard.

GARAGE

17' 0" x 8' 1" (5.18m x 2.46m) A large attached single that opens



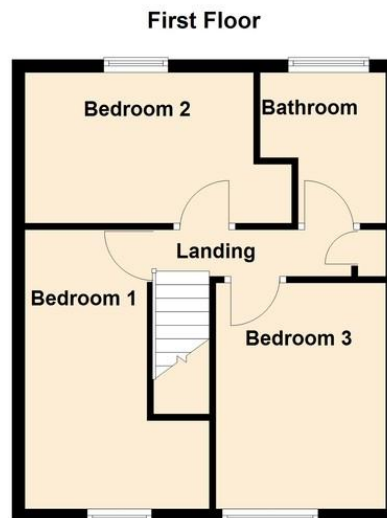
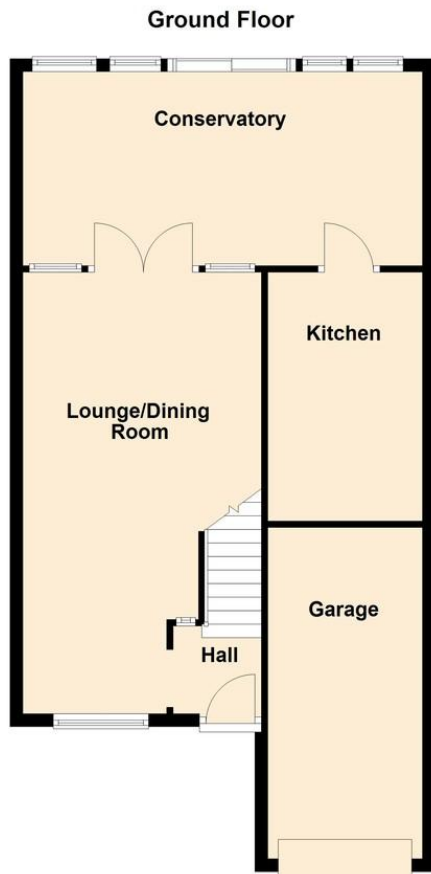
into another large timber workshop that runs along the side of the property with light and power. There are double doors at the front of the workshop and door to the rear.

The garage has potential to be integrated within the property and converted into living or sleeping accommodation subject to consents.

OUTSIDE

To the front is a very large concrete drive and graveled area which would provide parking for several cars. the rear garden is enclosed and is mainly brick paved. At the end of the garden is a further timber workshop and pre cast concrete garage which is also utilised as a more workshop space. Within which is power and light.





Tenure

Freehold

Council Tax Band

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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

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