

CHANGING HOME



Mulberry Close | Littleton | Chester | CH3 7BX

Offers Over £150,000

A beautifully appointed **THREE** bedroom end terrace located in the picturesque village of Littleton.

Beautiful countryside views to the front and landscaped rear garden. 50% shared ownership and ability staircase to 80%. This property ideal for a first time buyer is subject to Your Housing criteria.

Viewing a must.

Property Description

LOCATION

This superb property is located on the edge of Christleton in the sought after village of Littleton. Christleton offers excellent highly rated primary and secondary schools, shops, pubs and offers easy access to road networks providing ideal commuter links throughout the region. Christleton duck pond is a short walk away. The village has a cricket club, football pitches and park. Chester Rugby Club is also a short walk away.

HOUSING CRITERIA

In the first instance the following criteria are necessary to apply to purchase the property.

- Having been a resident in the local parish 12 months immediately preceding the date of application for the affordable housing unit. (Littleton, Christleton, Guilden Sutton & Great Boughton).
- Have a strong local connection with the parish ie close family connection or employment.

HALLWAY

11' 2" x 7' 7" (3.42m x 2.33m) Accessed via a UPVC composite front door with laminate flooring, radiator and understairs storage cupboard.

KITCHEN/LIVING AREA

24' 4" x 9' 10" (7.43m x 3.02m) The kitchen has a range of wall and floor units, stainless steel sink, Zanussi oven, 4 ring electric hob with extractor fan over. Space for dishwasher, washing machine and fridge/freezer. Partly tiled walls and UPVC double glazed window. Living area with UPVC French doors leading to rear garden and radiator.

DINING AREA

7' 11" x 7' 11" (2.43m x 2.43m) Neatly tucked away off the living area with two radiators.

CLOAKROOM

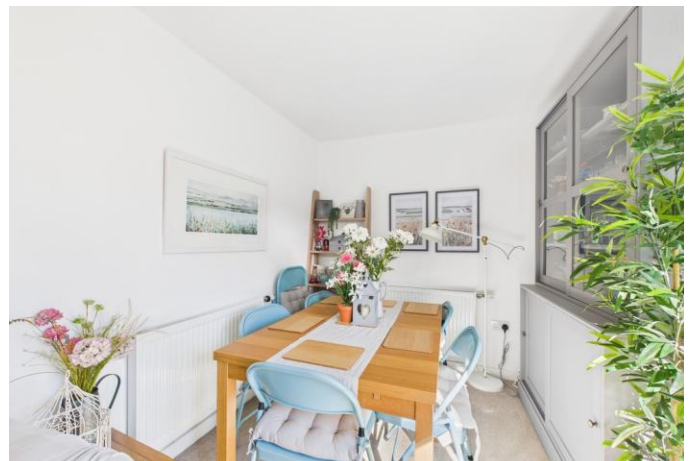
4' 4" x 7' 5" (1.34m x 2.28m) With WC, wash hand basin, vinyl flooring, extractor fan and radiator.

LANDING

7' 5" x 7' 4" (2.27m x 2.26m) With loft access and storage cupboard housing a BAXI combi-boiler.

BEDROOM ONE

11' 11" x 10' 11" (3.64m x 3.35m) With UPVC double glazed windows and radiator.



BEDROOM TWO

12' 1" x 7' 8" (3.69m x 2.34m) With UPVC double glazed windows overlooking country fields with the Welsh hills in the distance. Radiator.

BEDROOM THREE

8' 7" x 5' 11" (2.63m x 1.82m) L Shaped spacious third bedroom with UPVC double glazed windows overlooking country fields with the Welsh hills in the distance. Radiator.

BATHROOM

7' 6" x 6' 10" (2.31m x 2.09m) With white suite consisting of WC, wash hand basin and panelled bath with mains powered shower over. Radiator, vinyl flooring, extractor fan and UPVC frosted double glazed window.

LEASEHOLD INFORMATION

With the property being 50% shared ownership, the remaining ownership is owned by Your Housing. The current rent pcm is £426.07 pm and is reviewed annually by the housing association. We understand the property is held on a 250 year lease with 241 years remaining. We further understand there is a monthly charge of £36.40 for maintenance fees which includes communal gardening such as cutting lawns, hedges and maintenance of communal parking spaces.

STAIRCASING

We understand you can acquire up to 80% share of the property via Your Housing.

PARKING

There are two allocated parking spaces to the front of the property.

GARDENS

There is a beautifully landscaped private rear garden consisting of patio, lawn, well stocked borders, garden shed and a gate allowing access to the front of property.





Tenure

Leasehold

Council Tax Band

B

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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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