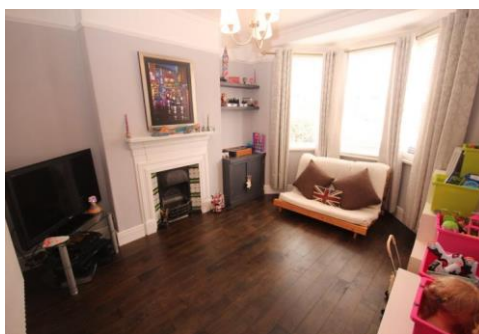




For Sale £280,000



- Victorian Terraced Property
- Immense Character
- Viewing highly recommended
- Popular Location
- Enclosed garden area
- Gas Central Heating
- Stylish and Versatile Living
- Beautifully presented
- Two Bathroom/Cloakroom
- Spacious living throughout

Princess Avenue,
Chester, Chester, CH1 3BH

Property Description

A charming and stylish highly desirable period bay fronted spacious terraced home situated on Princess Avenue where only an internal inspection can appreciate the immense character and exceptionally well-presented living throughout. The property offers the full benefits of timber doors, oak flooring, sash windows, three reception areas with feature fireplaces to two rooms, fitted kitchen with an extensive range of modern units with granite worktops, three double bedrooms, two bathrooms to the first floor with one being an en-suite, cloakroom to the ground floor, fully boarded loft which has been carpeted with lighting and Velux window, enclosed sociable garden area to the rear with fitted seating area/firepit and artificial grass. VIEWING IS ESSENTIAL.

Location

Princess Avenue is a very popular road to live on being within close proximity to all the trendy bars and restaurants situated along City road. Chester railway station and Chester city centre are within easy walking distance which makes the location very convenient to live in.



Entrance Hall

Timber entrance door with window above, oak flooring, stairs to the first floor, column central heating radiator, cupboard housing gas meter and electric meter, coving to ceiling.

Living Room : 15.12' x 13.32' (4.61m x 4.06m)

Brick feature fireplace with timber mantle incorporating multi fuel burner set on concrete hearth, three wall light points, under stairs storage cupboard, sash window to the rear elevation, central heating radiator, coving to ceiling.

Sitting Room : 14.01' into bay x 11.06' into recess (4.27m x 3.37m) Sash bay window to the front elevation, oak flooring, feature fire surround incorporating cast iron fireplace with decorative tiles inset, column central heating radiator, picture rail, coving to ceiling, dimmer switch control, storage cupboard to recess.

Kitchen/breakfast Area : 24.34' x 9.22' (7.42m x 2.81m) Fitted modern style kitchen comprising of an extensive range of eye level and base units with granite work tops incorporating one and a half bowl Belfast style sink with flexible lever tap, gas cooker point, plumbing for washing machine, plumbing for dishwasher, space for large fridge freezer, coving to ceiling, central heating radiator, concealed lighting, ceramic tiled floor, double glazed window to the side elevation, two feature sash windows to the side elevation, double glazed door with two double glazed side panels which leads out to the rear garden.

Cloakroom

Low level w.c, vanity wash hand basin with lever tap, ceramic tiled floor, concealed light.

Landing

Two wall light points, access to loft with timber ladder attachment.

Bedroom 1 : 14.63' into recess x 11.42' (4.46m x 3.48m)

Two double glazed windows to the front elevation, column central heating radiator, picture rail, coving to ceiling, built in wardrobes with mirror doors and storage cupboard above.

En-suite

Modern en-suite comprising of shower cubicle with chrome fitted shower having sliding door, vanity wash hand basin, low level w.c, chrome towel rail, concealed lighting, fully tiling to walls and floor.

Bedroom 2 : 10.96' x 9.32' (3.34m x 2.84m)

Window to the rear elevation, column central heating radiator, coving to ceiling.

Bedroom 3 : 9.45' into recess x 9.35' (2.88m x 2.85m)

Sash window to the rear elevation, column central heating radiator, coving to ceiling, picture rail, column central heating radiator.

Bathroom : 8.10' x 6' (2.47m x 1.83m)

Fitted white bathroom suite comprising of panelled bath with mixer taps having fixed chrome shower over, pedestal wash hand basin with chrome taps, low level w.c with top flush, part tiled to walls, two wall light points, part coving to ceiling, concealed lighting, towel rail, part tongue and groove to one wall, tiling to floor, double glazed window to the side elevation.

Attic : 14.04' x 11.75' (4.28m x 3.58m)

Spacious loft which has been fully boarded and carpeted, Velux double glazed window, four double opening doors to storage eaves, ample power points, dimmer switch control, concealed lighting.

Externally

To the front of the property there is a timber gate for access which leads to brick pathway which leads to the front entrance door. There is decorative graveling which is screened by dwarf brick wall. The rear garden is fully enclosed and the current owners have created a very sociable and low maintenance garden area which comprises of stone flagged pathway with decorative pebbles which leads to one side of the home, artificial grass section with fixed seating and open fire pit having chimney which is great for the winter nights, bike store and log store and there is a timber gate which leads to the rear access which is shared.

Thinking Of Selling

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