

Town & Country

Estate & Letting Agents

Kirkett Avenue, Higher Kinnerton

£339,950



LOCATED AT THE HEART OF THE DESIRABLE VILLAGE OF HIGHER KINNERTON, detached three bedroomed bungalow benefits from gas central heating, UPVC double glazing and comprises a porch, entrance hall, kitchen, a through lounge/diner with a conservatory off, three bedrooms and a shower room. Externally, there are low maintenance gravelled paved and shrubbed gardens with ample off road parking, a car port and a detached garage.

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LOCATION

The property is located in the sought after village of Higher Kinnerton, located on the outskirts of Chester yet moments away from open countryside and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of the towns of Wrexham and Mold. The village centre provides day to day shopping facilities and social amenities, including an excellent primary school and falls within catchment of Castell Alun High School, a general store, post office, two public houses, church and children's play park. There is regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco supermarket and a range of High Street shopping outlets.



DIRECTIONS

Proceed out of Chester taking the third exit off the Overleigh roundabout along Lache Lane. Continue along Lache Lane out into open countryside and upon reaching the roundabout bear right and proceed through the villages of Balderton, Gorstella and Lower Kinnerton. Upon reaching Higher Kinnerton continue through the village where Kirkett Avenue will be found approximately half way along the main road on the right hand side. Take the

first available right hand turn and after a short distance the property will be observed on the right hand side.

PORCH

Entered through a UPVC double glazed front door, window to the side elevation, glazed internal door opening to the entrance hall.

ENTRANCE HALL

With a built in store cupboard housing the gas Worcester combination boiler, radiator.



KITCHEN

12'2" x 9'0"

Fitted with a range of wall, base and drawer units, stainless steel one and a half bowl sink unit with a mixer tap, built in oven, hob and extractor hood, microwave oven, plumbing for a washing machine and dishwasher, tiled splash backs, window to the side elevation and a double glazed back door.

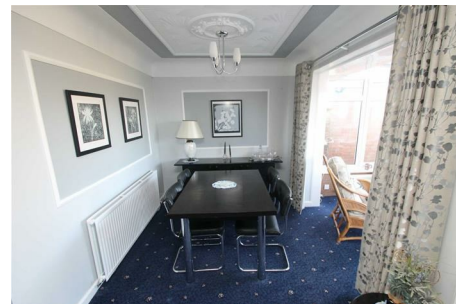


LOUNGE/DINER

25'0" x 12'0"

With two radiators, a window to the

rear elevation and a throughway to the conservatory.



DINING AREA



LOUNGE AREA



CONSERVATORY

12'6" x 10'8"

A UPVC double glazed conservatory on a low brick wall with a door opening to the rear garden.



BEDROOM ONE

13'0" x 10'10"

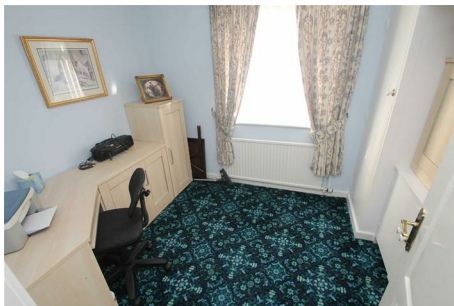
Fitted wardrobes, radiator and a window to the front elevation.



BEDROOM TWO

12'2" x 9'2"

Fitted wardrobes, radiator and a window to the front elevation.



BEDROOM THREE

9'8" x 6'8"

Fitted wardrobes and cabinet, radiator and a window to the side elevation.



SHOWER ROOM

Installed with a white suite comprising a corner shower enclosure with a thermostatic shower, a vanity unit incorporating a low level WC and wash hand basin, fully tiled walls, a ceramic tiled floor and a chrome heated towel rail.

GARAGE

A single detached garage with up and over garage door, power and light, side access door.



EXTERNALLY

With ample off road parking, a car port and low maintenance landscaped garden to the front and rear.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: E £2,746.00

TO ARRANGE A VIEWING

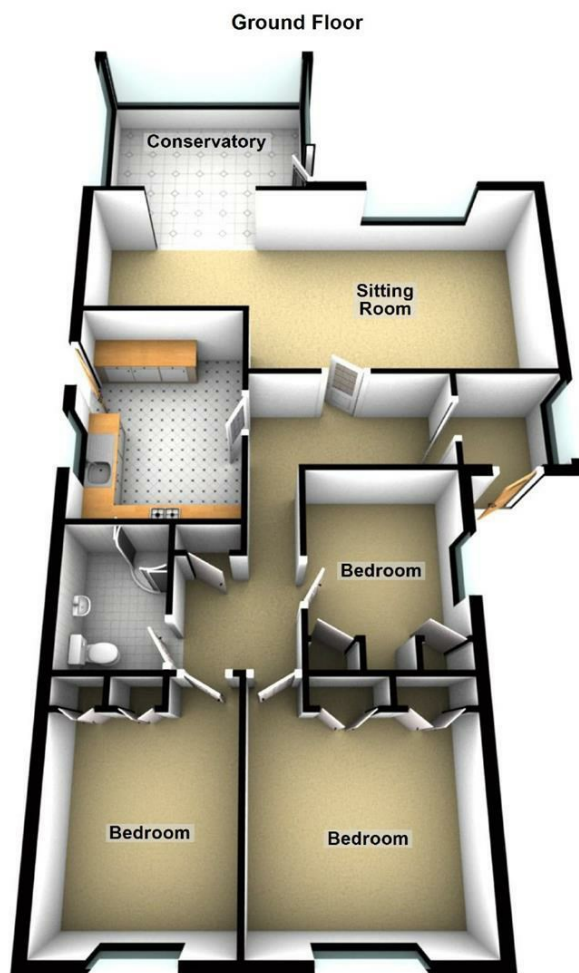
Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.