



4 Parkland Drive, Chester Cheshire CH2 4QE

Asking Price £170,000

Well-presented Semi-detached true bungalow, located in an excellent position within nine miles of Chester's Historic City Centre and excellent shopping area. The property is also conveniently situated within close proximity of the M56 motorway, that provides excellent transport links across the North West of England and North Wales, as well as Liverpool and Manchester's International Airports. The village also offers amenities to hand which include a post office, mini supermarket, bakery and a couple of public houses, whilst Ince and Elton Railway Station is less than one mile away. Cheshire Oaks Designer Outlet is less than five miles away. The property itself boasts both gas central heating and UPVC double glazing, and features a spacious living room, conservatory, modern kitchen, shower room and two bedrooms, there are gardens to the front and rear of the property, the rear not being directly overlooked and a southerly aspect enjoying sunshine for the majority of the day. A gate from the rear garden also gives access to the front garden and driveway which provides ample off-road parking and in turn leads to a single attached garage with power, light and water. Viewing advised.



The Property

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Hallway

8'4" x 5'2" (2.56 x 1.58)

UPVC double glazed entrance door, radiator, access to the loft space, cupboard housing the electric meter and doors leading off to adjoining rooms.

Lounge

20'3" x 11'6" (6.19 x 3.52)

Spacious and bright, UPVC double glazed patio doors leading into the conservatory, two radiators and a decorative coved ceiling and a door that provides access into the fitted kitchen.

Conservatory

10'3" x 9'6" (3.13 x 2.92)

UPVC french doors opening onto the rear garden, radiator, tiled floor.

Kitchen (recently fitted)

11'7" x 7'10" (3.55 x 2.39)

UPVC double glazed window to the rear elevation PVC sliding doors leading into rear garden, wall and base units with soft closers with work surfaces, sink with a mixer tap, plumbed for washing machine and dishwasher, gas hob with extractor hood over, built in double oven, built in dual microwave/oven/grill, space for fridge freezer.

Shower Room (recently fitted)

7'8" x 5'9" (2.35 x 1.77)

UPVC double glazed opaque window to side elevation, tiled floor, fully tiled walls, built in storage cupboard housing a Worcester Bosch combi boiler, three piece suite comprises shower enclosure with bar mixer shower, low level WC and a wash hand basin set in vanity unit, chrome towel warmer.

Bedroom One

13'11" x 11'7" (4.26 x 3.54)

UPVC double glazed window to front elevation, radiator, full length sliding wardrobe wardrobe doors.

Bedroom Two

11'1" x 7'10" (3.38 x 2.4)

UPVC double glazed window to the front elevation, radiator.

Front Garden

The front garden is laid to block paving offering off road parking for several cars and leading to the detached garage.

Rear Garden

The rear garden not being overlooked and also enjoying a southerly aspect, with sunshine for most of the day, laid to block paving, side gate also provides access to front of property. with high fencing to all boundaries.

Detached Garage

With up and over door.

Directions

From agents Little Sutton Gold award winning office proceed onto the A41 in the direction of Childer Thornton join the M53 motorway in the direction of Chester for three junctions. Exit motorway, at the roundabout take second exit onto the A5117. At the third set of traffic lights turn left into Ince Lane, turn first right into Parkland Drive and the property will be observed shortly on the right hand side.

Viewings

By appointment by calling a member of our GOLD Award winning team on 0151 339 8923

Misrepresentation Act 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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