













Longdale Drive, Chester, CH1 5AT

Do we have a treat for you! Hidden away this true gem of a property, In need of a little TLC however this property has been incredibly loved and looked by its previous owners. A superb three bedroom house in a much sought after road. Truly one not too be missed. Three bedrooms, two receptions rooms and an original kitchen and bathroom, garage and garden, this is a treat for anyone wanting to add their own mark on the property and looking for a family home.

Three Bedroom House

In need of modernisation EPC tbc

Driveway

Garden

Two reception rooms

Auction Guide Price £120,000

Main Page

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Kitchen 8' 2" x 7' 10" (2.5m x 2.4m)

To the rear of the property an original kitchen of the 60's. A kitchen unlike most as still in wonderful condition. With fitted wall and base units, window to the garden and door to the side of the property

Dining Room 7' 7" x 8' 2" (2.3m x 2.5m)

Next to the kitchen and leading to the living room , this room is desperate to be opened up into a modern open plan space. Window to the garden, wall mounted radiator and door leading to the living room

Living Room 15' 9" x 10' 2" (4.8m x 3.1m)

To the front of the house a cosy living room, with wall mounted radiator and window to the front.

Bedroom Two 10' 10" x 9' 10" (3.3m x 3.0m)

To the rear of the property overlooking the garden a good sized double bedroom, with wall mounted radiator and window.

Bedroom One 13' 1" x 9' 11" (3.99m x 3.03m)

To the front of the property a double bedroom with fitted wardrobes, window tot he front and wall mounted radiator.

Bedroom Three 7' 7" x 5' 11" (2.3m x 1.8m)

To the front of the house a good sized single room with wall mounted radiator and window.

Bathroom 7' 10" x 5' 11" (2.4m x 1.8m)

Three piece suite with w/c, hand basin and bath with shower over. Cupboard housing a worcester boiler.

Externally

To the front of the property a private gated driveway leading to the garage. To the rear of the property, an enclosed garden, incredibly low maintenance, with mature borders.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.