















## Hatton Road, Chester, CH1 5EF

Attention First time buyers / Investors, what a treat we have for you. Three bedroom house, spacious rooms, open kitchen / dining area, Utility, private rear garden and shower room. A property such as this certainly does not come around often, not a box room in sight. A good sized family home that has been well loved and looked after, in need of a little TLC to bring it back to its modern glory. Viewing is highly advised to fully appreciate what this property has to offer. Call today 01244 380 380

**Attention First time buyers and Investors** 

Private rear garden

Viewing highly advised

Three double bedroom house

No Onward chain

**EPC TBC** 

Offers in the Region Of £125,000

## **Main Page**

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**Lounge** 16' 9" x 11' 2" (5.1m x 3.4m)

To the front of the property a lovely naturally bright lounge with UPVC window, wall mounted radiator and retro fireplace.

**Kitchen/Diner** 14' 9" x 9' 6" (4.5m x 2.9m)

Open plan kitchen diner, base units, complementary worktops, UPVC window overlooking the garden. Understairs storage housing utility meters, door leading to the utility room. The utility room houses the combi boiler and UPVC window to the side and UPVC door leading to the rear garden.

**Shower Room** 7' 10" x 5' 0" (2.4m x 1.53m)

Recently fitted shower room with two UPVC windows and wall mounted radiator.

Master Bedroom 16' 1" x 9' 10" (4.9m x 2.99m)

A lovely bright double bedroom overlooking the rear garden, with UPVC window and wall mounted radiator.

**Bedroom Two** 11'0" x 10' 10" (3.36m x 3.3m)

Another good sized double bedroom with UPVC window to the front and wall mounted radiator.

**Bedroom Three** 13' 5" x 8' 2" (4.10m x 2.5m)

Not a box in sight, another double bedroom with wall mounted radiator and UPVC window to the front , with a built in cupboard.

## **Externally**

To the front of the property a beautifully presented garden, which has previously won awards for its design and presentation. Pathway to the side leading to the front door and rear garden. To the rear of the property a paved garden with flourishing borders at the pinnacle of blooming, mature shrubs and a brick outbuilding.

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 quide only and approved details should be requested from the agents.