



Offers Over £240,000

3 Bedroom Semi-Detached House for sale
9 SUNBURY CRESCENT, CHESTER





Overview



Key Features

- Highly Sought After Location
- Off Road Parking
- Spacious Rooms Throughout
- Utility, Lounge, Kitchen Diner and Downstairs W.C
- Close To Local Amenities And To Chester City Centre
- NO ONWARD CHAIN





Ewemove are delighted to offer this beautiful 3 Bedroom Semi-detached property, situated just outside of Chester.

Located within a fantastic residential area just 5 minutes away from Chester city centre. Viewing is highly recommended to appreciate what this spacious property offers.

This property comprises of generous sized rooms throughout. A welcoming entrance hall leads into a large, bright lounge. The well appointed kitchen is flooded with natural light through the large patio doors and window. The kitchen leads out into a tranquil, spacious, enclosed rear garden. This property is the perfect family home, featuring three generous bedrooms and a bright family bathroom. The Property has been decorated to a high standard with a modern finish throughout.

Benefiting from uPVC windows throughout, gas central heating, a utility and downstairs WC.

The property is situated in a vibrant community within a quiet and peaceful area with off road parking. Close to a great selection of schools with convenient town amenities, shopping centres and supermarkets all located just a stones' throw away.

This residential area benefits from easy access to motorway networks and convenient bus and rail links, making it a great option for those needing to commute to cities nearby.

Entrance Hall - The entrance has a light and airy feel, with additional space for storage. This hall leads to the stairs and lounge and kitchen.

Kitchen - The recently refurbished kitchen/diner has built in worktops and cupboards with additional cupboard space. This light and airy space leads directly out through large french doors onto a patio area for outside/inside living.

Utility - The utility area is accessed via the kitchen. This very useful compact space houses the relatively new combination boiler, washing machine, dryer and features extra cupboards for storage.

Downstairs bathroom - Accessible through the utility area, this toilet room is



fitted with a toilet unit and wash basin allowing flexible family living.

Lounge - This property benefits from a generous sized lounge with large windows at either end, making the room open and welcoming.

Master Bedroom - Situated at the rear of the property the master bedroom is private and spacious. With dual aspect windows the room feels bright and airy.

Bedroom 2 - Situated at the front of the property is a second double bedroom. A spacious room which looks out onto the front garden and grassy communal area beyond.

Bedroom 3 - This bedroom is a light and airy bedroom could be used as a small double or a spacious single room. This bedroom is fitted with additional built in storage.

Bathroom - The bathroom is modern and light; fitted with a bath/ shower, wash basin and toilet unit.

Outside - The rear garden is large yet enclosed. The garden area consists of a lower paved area and a raised lawned area accessed by 3 steps. The front of the property offers a good sized gravel driveway.

Lounge

17' 8" x 11' 7" (5.40m x 3.55m)

Kitchen / Dining Room

14' 3" x 11' 1" (4.36m x 3.39m)

Utility

3' 4" x 5' 1" (1.03m x 1.56m)

WC

4' 8" x 5' 1" (1.44m x 1.56m)

Entrance Hall

8' 5" x 6' 0" (2.59m x 1.83m)

First Floor Landing

14' 11" x 6' 0" (4.55m x 1.83m)

Bedroom

13' 11" x 11' 1" (4.25m x 3.39m)

Bedroom

11' 7" x 8' 3" (3.55m x 2.53m)

Bedroom

11' 7" x 8' 2" (3.55m x 2.51m)

Bathroom

7' 10" x 6' 4" (2.39m x 1.94m)

Grounds

77' 1" x 32' 9" (23.50m x 10.00m)

Front Garden

28' 8" x 17' 8" (8.75m x 5.40m)

Rear Garden

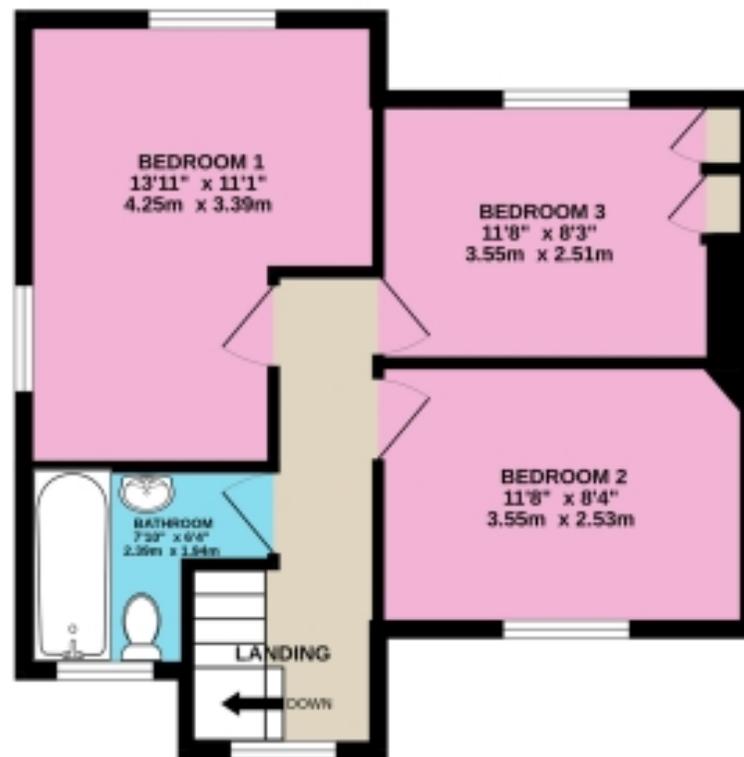
47' 6" x 32' 9" (14.50m x 10.00m)

Floorplans

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



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TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

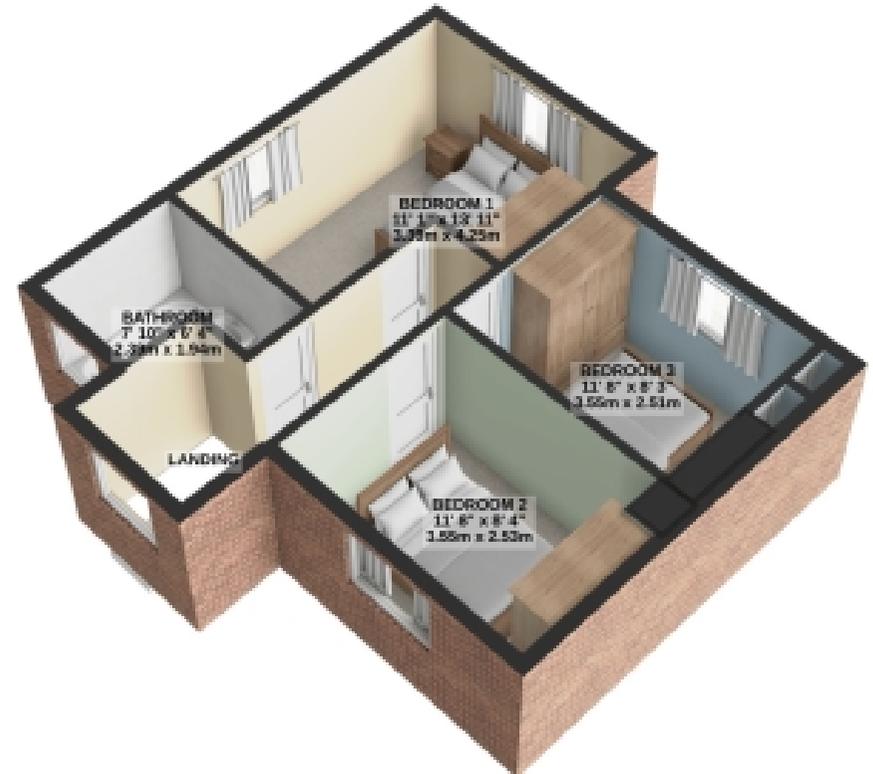
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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