



For Sale £169,950



- Mews
- Two Bedrooms
- 1 Reception
- Fitted Bathroom Suite
- Viewing Recommended
- Parking
- Garden
- Gas Central Heating
- Ideal Investment

Hankelow Close,
Northgate Village, Chester, ch2 2dz

Property Description

Providing perfect accommodation for a first time buyer or investor looking to purchase a low maintenance and exceptionally well presented mews home offering the full benefits of gas fired central heating, double glazing, bright and airy reception room with doors leading out onto the garden, fitted kitchen, fitted bathroom suite to the first floor, driveway, **FIRST TO VIEW WILL BUY** and there is **NO ONWARD CHAIN INVOLVED**.

Location

Northgate Village is so conveniently located for the historical City of Chester which host a wide range of restaurants, bars, all different styles of shops, excellent transport links and public transport, and within close proximity to the property there are leisure facilities including the Northgate arena and total fitness health club.



Lounge : 15.26' x 13.85' (4.65m x 4.22m)
Entrance door leading into bright and well presented reception area with laminated wood effect flooring, two central heating radiators, stairs to the first floor, storage cupboard to under stair recess.

Kitchen : 7.48' x 6.73' (2.28m x 2.05m)
Fitted kitchen comprising of a selection of white gloss units with complimentary worktops incorporating stainless steel drainer sink unit with lever tap, Lamona built in oven and hob with extractor hood above, plumbing for washing machine, part tiled to walls, laminated wood effect flooring, double glazed window to the side elevation, central heating radiator.

Landing
Double glazed large window to the side elevation.


Bedroom 1 : 13.81' x 7.55' plus recess (4.21m x 2.30m)
Selection of built in fitted wardrobes extending to one wall, central heating radiator, double glazed window to the front elevation.

Bedroom 2 : 8.73' x 7.64' (2.66m x 2.33m)
Double glazed window to the side elevation, central heating radiator, access to loft.


Bathroom
Fitted white bathroom suite comprising of panelled bath with Triton enrich fitted shower over with shower screen, wash hand basin with mixer tap, low level w.c with top flush, tiling to floor, chrome towel rail, fully tiling to walls, double glazed window to the front elevation.

Externally
To the front of the property there is a flagged driveway with block paving inset offering off road parking and there is access to a small enclosed garden area. Leading from the driveway is a timber gate gaining access to a generous sized enclosed garden area for a property of this type which is mainly gravelled, flagged patio areas and the garden is fully enclosed by timber fencing.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England	EU Directive 2002/91/EC	

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