



FOR SALE

Welsh Road, Chester

£249,999

A Stunning 3 Bedroom semi-detached cottage offering spacious accommodation throughout. An attractive private courtyard to

- **Picturesque Period Cottage**
- **2 Reception rooms**
- **Large Kitchen Diner**
- **Utility Room**
- **3 Bedrooms**
- **Double Driveway**
- **Private Enclosed Courtyard**



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Welsh Road,
Balderton,
Chester
CH4 9LF

>> Key Features

- Picturesque Period Cottage
- 2 Reception rooms
- Large Kitchen Diner
- Utility Room
- 3 Bedrooms
- Double Driveway
- Private Enclosed Courtyard

A truly stunning 3 bed semi-detached cottage offering spacious accommodation throughout, an attractive private enclosed garden to the rear and double driveway to the front. The property is located in the highly desirable village of Balderton close to Chester Business Park. The property has been professionally renovated and modernised to a superb standard yet still retains its original character and charm. The property benefits from double glazing throughout and oil fired central heating.

Accommodation in brief comprises; entrance porch, study, lounge, large kitchen-diner, utility area. To the first floor there are 2 double bedrooms and a spacious family bathroom.

Externally there is a gravelled driveway and paved area to the front and to the rear, a landscaped garden area which is private, fully enclosed and offers an ideal space for entertaining, play area for children and pets.

Entrance Porch
Featuring Terracotta tiled floor and window to the front elevation.

Study 14' 10" (max) x 9' 6" (4.52m (max) x 2.9m)

A lovely room currently being used as a study but is versatile and would make a lovely sitting room. Feature cast iron double sided solid fuel burner set in exposed brick chimney breast. Reclaimed pitch pine timber flooring. Radiator and stairs to the first floor.

Living Room 14' 10" x 9' 10" (4.52m x 3m)

A cosy and comfortable room featuring solid oak wood flooring. Feature cast iron double sided solid fuel burner set in exposed brick chimney breast. TV point. Window to front elevation. Radiator.

Kitchen/Diner Room 17' 5" x 13' 10" (5.31m x 4.22m)

The heart of the home, this stunning kitchen-dining room offers fantastic proportions! Featuring a quality range of base and wall level units with granite work surface over, inset butler sink with mixer tap over. Space for range cooker, space for American style fridge/freezer and plumbing for dishwasher. Ceramic tiled floor. Window to the rear elevation. Double doors leading to the rear garden and under stairs recess. Access to utility room.

Utility Area 9' 5" x 3' 6" (2.87m x 1.07m)

Ceramic tiled flooring. Velux window. Space for tumble dryer and plumbing for washing machine.

Landing

Doors to all rooms.

Bedroom One 13' 10" x 11' 10" (decreasing to 8'8) (4.22m x 3.61m (decreasing to 8'8))

A gorgeous master bedroom with vaulted ceiling and twin velux window to side elevations. Window to rear elevation. Solid oak wood flooring. Radiator. Recessed storage space.

Bedroom Two 11' 0" x 9' 4" (3.35m x 2.84m) Featuring cast iron fireplace and built in cupboard and wardrobe. Window to front elevation.

Bedroom Three 9' 2" x 8' 5" (2.79m x 2.57m)

A good size third bedroom. Carpeted. Window to front elevation. Radiator.

Bathroom 10' 7" x 6' 5" (3.23m x 1.96m)

A magnificent and stylish bathroom, comprising WC, pedestal wash hand basin, enclosed bath with shower attachment, shower cubicle, heated towel rail and radiator. Window to side aspect.

Outside

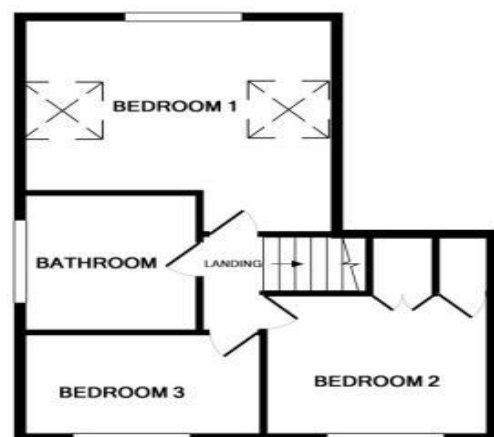
Front Garden - Shingle based driveway providing parking for 2-3 cars.

Rear Garden - Patio area leading to laid lawn and borders. Enclosed via hedging screening. Shed. Oil tank and gated access to front



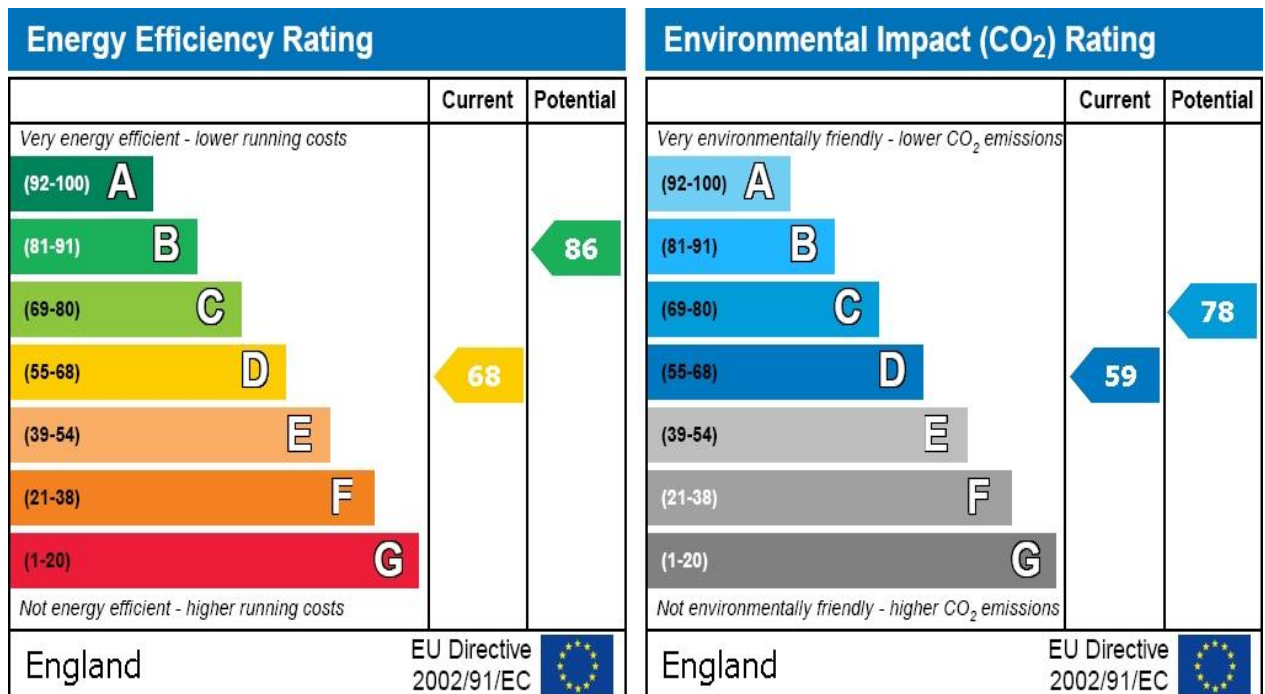


GROUND FLOOR



1ST FLOOR

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