



## FOR SALE £107,500



- Terraced
- 2 Beds
- Garden
- Off road parking

- Gas Central Heating
- Ideal buy to let

Green Lane Estate,  
Green Lane, Chester, CH5 2NB

# Property Description

This two bedroom mid-terraced home is located on a popular residential development in Sealand, a short commute from Chester and ideally located for access to the A55 & A494 .

The property briefly comprises of entrance hall, kitchen breakfast room, lounge, master bedroom, family bathroom with shower over bath and 2nd double bedroom. There is off-road parking and a patio to the rear. Other benefits include, GCH, new carpets throughout, neutral decor throughout and excellent motorway links with the A494 bypass within easy reach offering travel to North Wales and the Wirral, in addition to M56 access - meanwhile Chester City Centre is approximately 4 miles away. This would make a ideal property for a first time buyer or buy to let investor.

## Entrance

Double glazed door opens into entrance hall.

## Entrance Hall

Wood effect laminate floor, radiator. Stairs to first floor. Doorway to lounge.

## Lounge

13'2" x 11'7" (4.01m x 3.53m)

Chimney breast with feature recess. wood effect laminate floor. TV aerial point. Radiator. Double Glazed window to front elevation. Door to kitchen.

## Kitchen

12'6" into recess x 9'1" (3.81m into recess x 2.77m)

Fitted with a range of wall mounted and base units with a granite effect roll edge worktop. Inset sink with drainer and mixer tap. Space for cooker, fridge freezer, plumbing for washing machine. Double glazed window to rear elevation with attractive aspect. Access to under stairs storage cupboard. Door to rear hallway

## Rear Hallway

5'8" x 3'5" (1.73m x 1.04m)

Tiled floor. Electric meter. Fuse board. Double glazed door to rear elevation



**Landing**  
Loft access hatch. Panelled doors to bedrooms and bathroom.

**Bedroom 1**  
13'4" x 11'8" (4.06m x 3.56m)  
Corner chimney breast. Picture rail. TV aerial point. Radiator. Double Glazed window to front elevation. Double doors to walk in wardrobe.



**Bedroom 2**  
10' into recess x 9'2" (3.05m into recess x 2.79m)  
Built in single wardrobe. Picture rail. Radiator. Double glazed window to rear elevation with attractive outlook.

**Bathroom**  
6'1" x 5'11" (1.85m x 1.80m)  
Fitted with a white 3 piece suite comprising of a panelled bath with chrome mixer shower and wall mounted glass screen. Pedestal basin and low level toilet. Part tile walls and tiled floor. Fitted mirror. Electric shaver point. Chrome effect towel radiator.. Extractor fan. Double glazed obscure glass window.

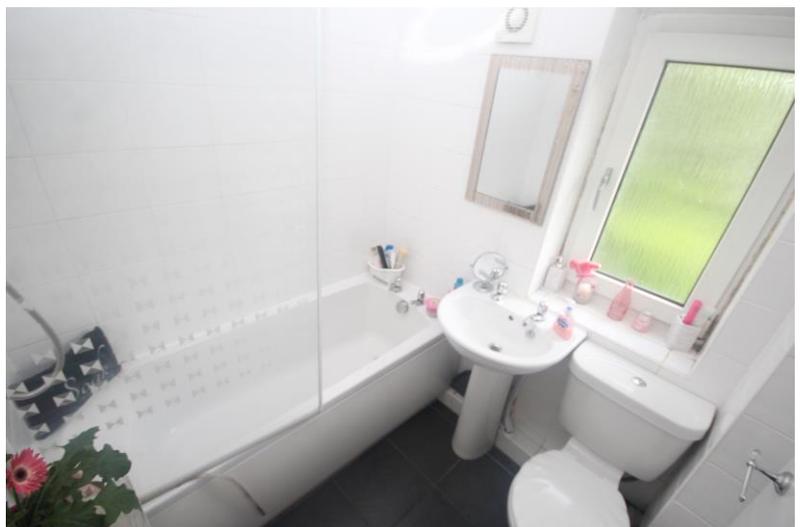


**Front Garden**  
Tarmac drive for one vehicle. 2 L shaped lawn areas. Paved path to front door. Paved patio area with garden store. Fencing to boundaries.

**Rear Garden**  
Open Plan lawn area with shrubbery border. Paved path to rear door.

**Communal Gardens**  
An attractive maintained communal lawn area with mature trees

Thinking of Selling your property ? - Ashton & Grosvenor is a Chester-based family-owned company and we would be delighted to provide a FREE, NO OBLIGATION sales & letting valuation of your property. We offer a high st service at internet prices. Our FIXED FEES could save you ££££'s, we charge nothing upfront and work on a 'No Sale/Let, No Fee' basis and NO NASTY ADD ON's.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England	EU Directive 2002/91/EC	

Ashton & Grosvenor give notice to anyone reading these particulars that:

- (i) These particulars do not constitute part of an offer or contract.
- (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact.
- (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings.
- (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact.
- (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the applicant.