



Poplar Court, Penyffordd
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£230,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Poplar Court

Penyffordd, Chester

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 BEDROOM SEMI DETACHED HOUSE
- PERFECT FIRST OR FAMILY HOME
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS TOILET
- GENEROUS REAR GARDEN
- TWO DRIVEWAYS OFFERING AMPLE OFF ROAD PARKING
- DESIRABLE RESIDENTIAL ESTATE
- BUILT 2013
- EASY ACCESS TO BROUGHTON RETAIL PARK, LOCAL SHOPS AND SCHOOLS
- IDEAL COMMUTER ACCESS TO CHESTER, LIVERPOOL AND MANCHESTER


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Entrance Hallway

Accessed via a composite door with doors to lounge, kitchen/diner and downstairs toilet, stairs to the first floor

Lounge

15' 7" x 10' 5" (4.75m x 3.17m)

PVC double glazed windows to the front and side, PVC double glazed french doors opening to the rear garden, two wall mounted radiators

Kitchen/Diner

15' 7" x 8' 3" (4.75m x 2.52m)

A range of fitted wall, drawer and base units, worktop with inset sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, built in oven with gas hob over and extractor fan above, PVC double glazed windows to front and side

Toilet

Close coupled WC and pedestal wash hand basin, part tiled walls



Landing

Doors to bedrooms, bathroom and storage cupboard

Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

PVC double glazed window to the side, wall mounted radiator, door to ensuite

Ensuite

A modern suite comprising walk in double shower cubical with wall mounted shower, close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to front

Bedroom Two

8' 5" x 8' 3" (2.56m x 2.52m)

PVC double glazed window to the side, wall mounted radiator, access to roof space

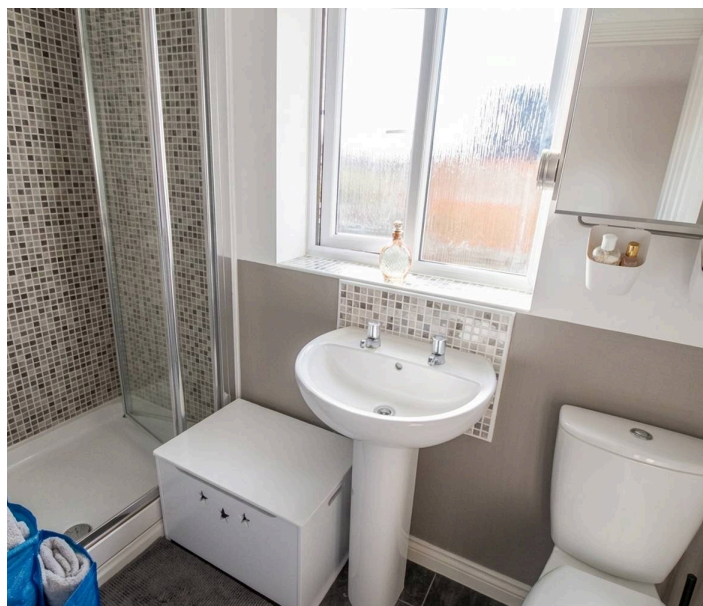
Bedroom Three

8' 5" x 6' 5" (2.57m x 1.96m)

PVC double glazed window to the front, wall mounted radiator

Family Bathroom

A modern suite comprising a panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, wall mounted radiator, obscure PVC double glazed window to front





REAR GARDEN

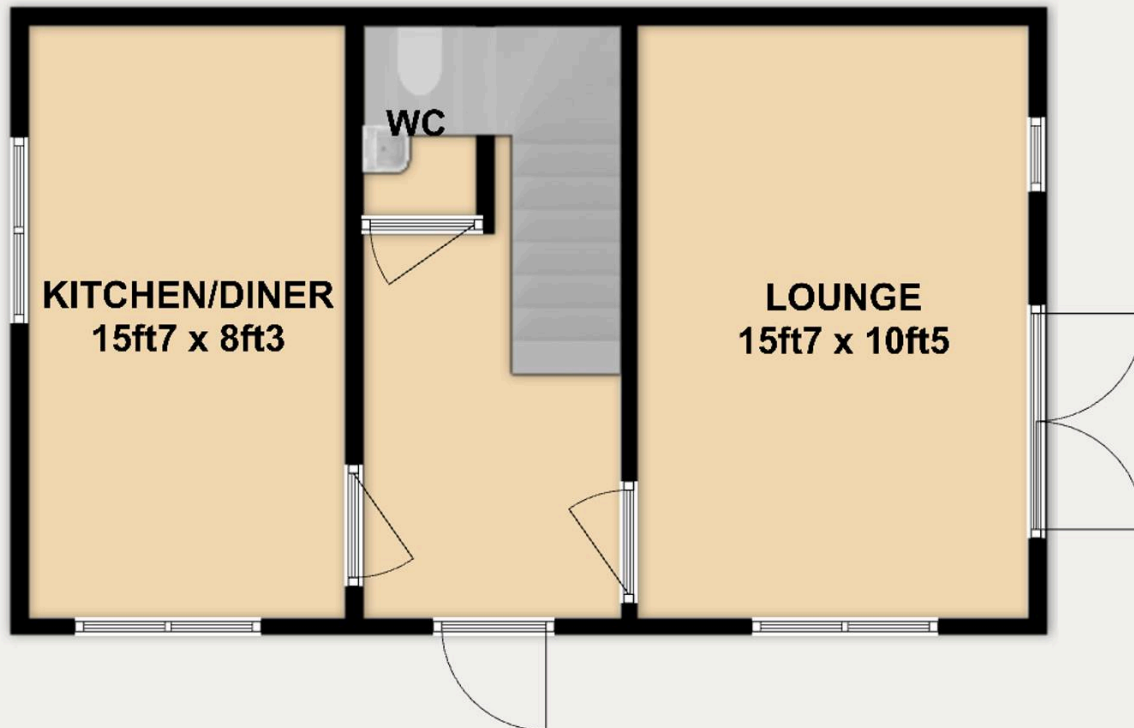
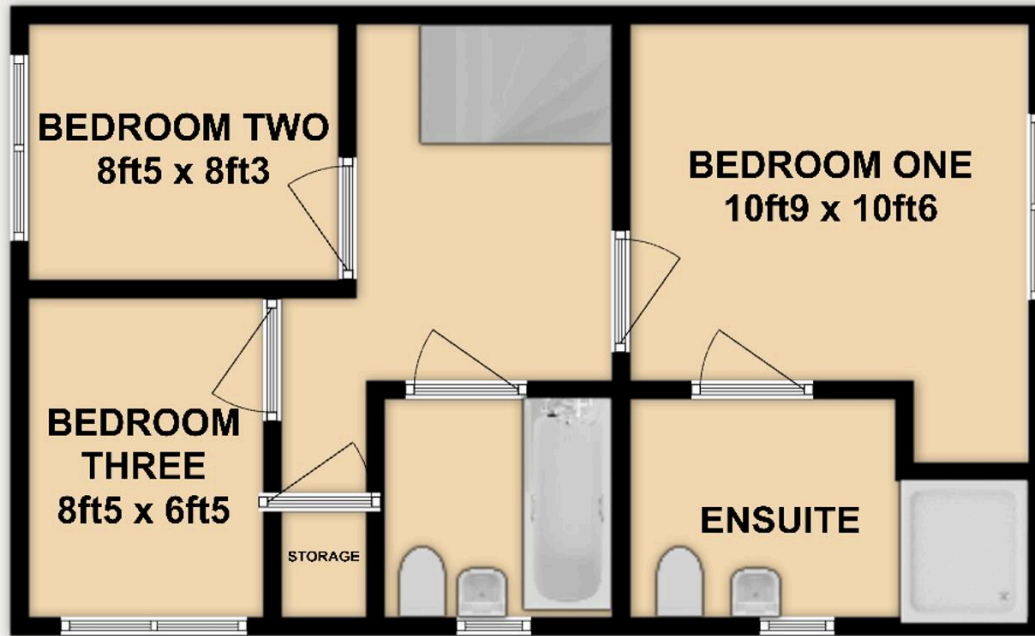
A larger than average garden laid mostly to lawn with patio area, timber fencing surround, timber gate to front access and timber gate to the side offering additional off road parking

DRIVEWAY

3 Parking Spaces

There is a parking to space to the side of the property for 1 vehicle, plus an additional driveway to the other side offering off road parking for circa 2 vehicles







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To arrange a viewing, please contact:

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