



33 Vounog Hill, Penyffordd
Chester


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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

In Excess of **£220,000**

33 Vounog Hill

Penyffordd, Chester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 BEDROOM SEMI DETACHED PERIOD HOUSE
- LARGE DRIVEWAY
- DETACHED GARAGE / WORKSHOP
- ORIGINAL FEATURES
- PERFECT FIRST HOME / FAMILY HOME
- LOCAL TRANSPORT LINKS
- EASY ACCESS TO CHESTER, NORTH WALES, LIVERPOOL AND MANCHESTER
- ACCESSABLE TO LOCAL PUBS AND SHOPS
- CHAIN FREE




SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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

Entrance Hallway

Wood laminate floor, wall mounted radiator, stairs to the first floor, multipaned glazed door opening to the lounge / diner

Lounge

11' 5" x 11' 3" (3.48m x 3.43m)

PVC double glazed bay window to the front aspect, exposed brick feature fireplace, wall mounted radiator, opening to the dining area

Dining Room

15' 4" x 11' 7" (4.67m x 3.53m)

Two PVC double glazed windows to the side aspect, wall mounted radiator, feature fireplace with exposed brick, reclaimed timber mantle and stone hearth, multipaned glazed door opening to the kitchen

Kitchen

14' 6" x 11' 3" (4.42m x 3.43m)

A range of fitted wall, drawer and base units, worktop with inset 1.5 bowl stainless steel sink unit with mixer tap, space for a range oven with exposed brick feature, quarry tiled floor, PVC double glazed window to the side aspect, housed wall mounted combination boiler, wooden door to under stairs storage cupboard/pantry, multipaned door opening to the rear boot room

Boot Room/Utility

Plumbing for washing machine and space for a fridge freezer, quarry tiled floor, composite door opening to the side, wood door opening to bedroom four

Bedroom Four

13' 1" x 7' 4" (3.99m x 2.24m)

PVC double glazed french doors opening to the rear garden, wall mounted radiator, door opening to ensuite



Ensuite

A modern suite comprising a close coupled WC and pedestal wash hand basin, obscure PVC double glazed window to the side

First Floor Landing

Access to roof space, doors to bedrooms and bathroom

Bedroom Two

10' 0" x 9' 4" (3.05m x 2.84m)

PVC double glazed window to the rear, wall mounted radiator, suspended timber floor

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

PVC double glazed window to the rear, wall mounted radiator

Family Bathroom

9' 5" x 5' 3" (2.87m x 1.60m)

A modern suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coupled WC, tiled floor and walls, wall mounted radiator, obscure PVC double glazed window to the side

Bedroom One

14' 8" x 11' 5" (4.47m x 3.48m)

Two PVC double glazed windows to the front, wall mounted radiator, ornate Victorian cast iron fire place





FRONT GARDEN

Set back from the road with a front garden laid to decorative pebbles with a brick wall surround, access to the front via a paved pathway, access to the side offering ample off road parking with additional access via a side door and vehicular access to the detached garage

REAR GARDEN

Enclosed by timber fencing there is a private garden laid to paving with access to the front and access to the detached garage / workshop

GARAGE

Double Garage

A large 19ft x 14ft detached brick built garage with solid pitched roof, accessed via an up and over door plus and additional pedestrian door to the side, multipaned glazed window

OFF STREET

4 Parking Spaces

A large driveway for circa 4 vehicles







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

Please contact Nicky Swain on 07926 488 158 / nicky@swainhennesseyestateagents.co.uk
or Amy Hennessey on 07926 488 159 / amy@swainhennesseyestateagents.co.uk to arrange a viewing.

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