



Oaklands, Guilden Sutton

£450,000

SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED HOME • SOUGHT-AFTER GUILDEN SUTTON VILLAGE LOCATION • CAR PORT AND GARAGE • REQUIRING SOME MODERNISATION • UTILITY ROOM • NO ONWARD CHAIN • VIEWING HIGHLY RECOMMENDED



Spacious four bedroom detached home in Guilden Sutton with car port, garage, no chain, and potential to update. Ideal for families, close to amenities, schools, and transport links. Council Tax band: E

Tenure: Freehold



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Location

Guilden Sutton is a popular village located on the outskirts of Chester just to the east of the city. It has an excellent primary school, highly rated gastro pub, cafe and post office/convenience store. The village makes an ideal location for the busy commuter as it is very accessible to all major towns and cities via the motorway network. Full fibre broadband has been installed in the village ideal for people working from home.

Hall

9' 9" x 10' 4" (2.97m x 3.16m)

W/C

5' 4" x 4' 11" (1.62m x 1.50m)

Living Room

11' 9" x 18' 7" (3.58m x 5.66m)

Dining Room

8' 9" x 9' 9" (2.66m x 2.96m)

Kitchen

8' 8" x 12' 7" (2.65m x 3.83m)

Utility Room

4' 9" x 16' 2" (1.44m x 4.93m)

Bedroom One

11' 1" x 9' 9" (3.39m x 2.97m)

Bedroom Two

9' 2" x 9' 9" (2.79m x 2.97m)

Bedroom Three

9' 11" x 8' 6" (3.02m x 2.59m)

Bedroom Four

9' 0" x 8' 8" (2.74m x 2.63m)

Bathroom

5' 5" x 6' 9" (1.66m x 2.05m)

Garage

With power & lighting.

Gardens

Beautifully attractive front and rear gardens.



Floor 0



Floor 1



Approximate total area⁽¹⁾
103.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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