



44 St. Anne Street, Chester

£250,000

SUPERBLY APPOINTED 3 BEDROOM HOME • BEAUTIFULLY REFURBISHED • VERY SPACIOUS • PARKING TO FRONT • LOCATED CLOSE TO CITY CENTRE AND HOOLE • IDEAL FIRST TIME BUYER OR INVESTOR PROPERTY • INTERNAL INSPECTION ADVISED

Spacious, refurbished 3-bed home near Chester City Centre, Hoole, and station. Parking to front. Ideal for first-time buyers or investors. Viewing recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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HALL

Accessed via a composite front door and with wood effect laminate floor. Understairs cupboard.

LOUNGE/DINER

13' 8" x 19' 11" (4.17m x 6.07m)

A very spacious dual purpose reception with wood effect laminate floor, two radiators and UPVC double glazed window.

KITCHEN

6' 2" x 15' 4" (1.88m x 4.67m)

A recently refitted kitchen with a range of floor and wall units together with a sink unit. 4 ring gas hob with stainless steel extractor hood and oven. Wood effect laminate floor, Worcester combi boiler and UPVC double glazed window. Space for a fridge/freezer and washing machine.

SHOWER ROOM

With a white suite of a WC, wash hand basin on a vanity unit and shower cubicle. tiled floor and frosted UPVC double glazed window.

LANDING

With wood effect laminate floor and loft access.

BEDROOM 1

15' 6" x 9' 1" (4.72m x 2.77m)

With fitted wardrobes, radiator and UPVC double glazed window.

BEDROOM 2

12' 4" x 9' 1" (3.76m x 2.77m)

With fitted wardrobes, radiator and UPVC double glazed window.

BEDROOM 3

12' 1" x 5' 10" (3.68m x 1.78m)

With fitted wardrobes, radiator and UPVC double glazed window.

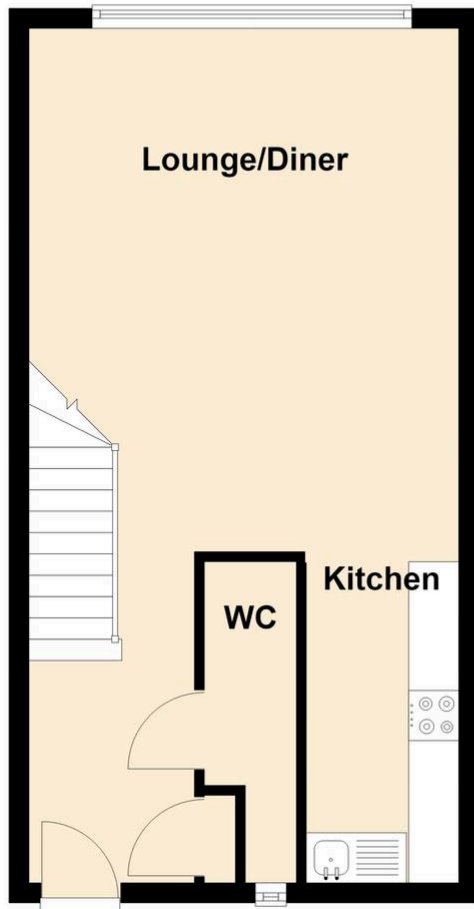
BATHROOM

With a white suite of a WC, wash hand basin and P shaped bath with shower and screen. Tiled walls, heated towel rail, frosted UPVC double glazed window and wood effect laminate floor.

OUTSIDE

To the front is a neat parking area with metal double gates.

Ground Floor



First Floor

