



8 ASHLEIGH CLOSE, CHESTER

£260,000

- NO ONWARD CHAIN
- DETACHED
- DRIVEWAY & GARAGE
- EN-SUITE TO MASTER
- RECENTLY REFURBISHED
- SPACIOUS ACCOMMODATION

8 ASHLEIGH CLOSE, CHESTER, CH4 8LT



If you're looking for a detached property with space then look no further! This freshly rejuvenated three-bedroom detached residence, nestled in a tranquil cul-de-sac in the popular town of Saltney, has undergone a refurbishment including new carpets, a full redecoration, and updated kitchen cupboard doors. Brought to the market with NO ONWARD CHAIN.

The property boasts a welcoming hall, a spacious lounge/dining area, a well-equipped kitchen, a practical utility room, a convenient cloakroom, and an integrated single garage.

Upstairs, three bedrooms await, one featuring an ensuite, alongside a charming family bathroom. Enhanced with double glazed sealed units and gas-fired central heating, the property ensures year-round comfort.

Outside, there's ample parking space for two cars, while the garden, adorned with lawns and shrubs, offers a serene retreat. Side access leads to the rear garden, featuring a decked patio area and a shed, all basking in a south-facing orientation.

Nestled at the summit of a cul-de-sac in Saltney, just approximately 2 miles from Chester's bustling centre, this property enjoys a prime location. Saltney itself

boasts a range of amenities including shops, pubs, eateries, a primary school, and a high school, ensuring convenience for residents. Swift access to the main road network, Broughton Retail Park, and Chester Business Park further enhances the appeal of this locale, making commuting and daily errands hassle-free.

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Council Tax:

Band

Local Authority:

Cheshire West and Chester Council

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Total Floor Area:
1,132 sq ft / 105 sq m

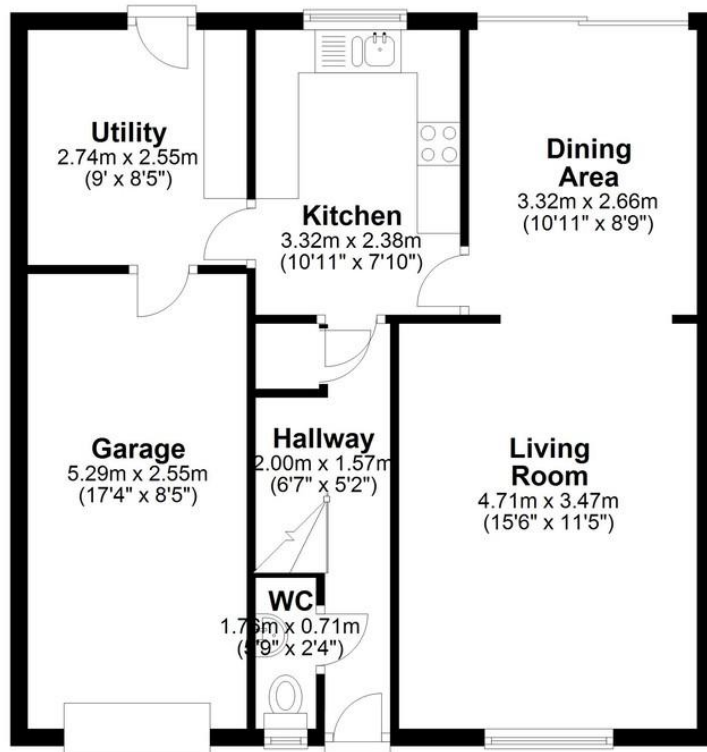
Viewings:
By prior appointment with the agent

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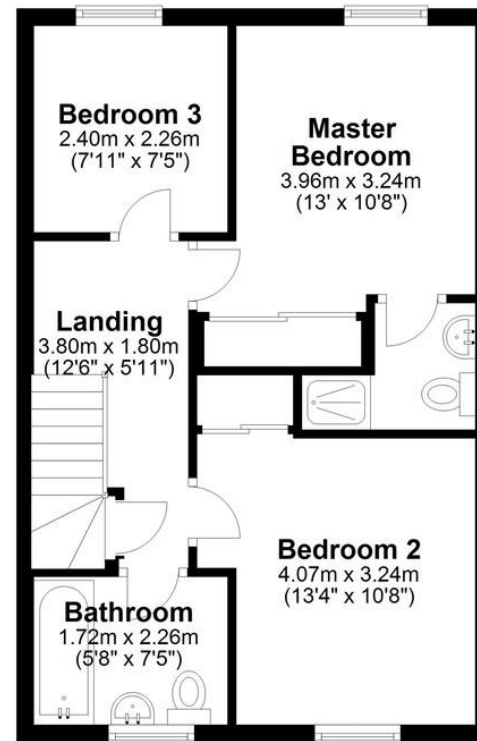
Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 105.2 sq. metres (1131.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements