



## MERCER WAY, SALTNEY, CHESTER

£170,000

- NO ONWARD CHAIN
- SEMI-DETACHED BUNGALOW
- DRIVEWAY
- SPACIOUS GARDEN
- FITTED WARDROBE
- CLOSE TO AMENITIES



## 3 MERCER WAY, CHESTER, CH4 8DB



Offered with no onward chain, this well-presented semi-detached bungalow is located in a popular residential area, close to local amenities. The accommodation comprises an entrance hall, lounge/dining room, kitchen, two bedrooms, and a shower room. To the front of the property is a concrete driveway, and at the rear, a well-maintained garden.

The bungalow is set back from the main road, with a front lawn and driveway. It can be accessed either through a front door leading into a porch or via a side door that opens into the kitchen.

Inside, the porch has doors leading to the living room or the kitchen. The living room is a spacious, light-filled room with a curved bay window to the front elevation. The kitchen is fitted with a range of base and wall units, a one-and-a-half-bowl sink, a freestanding cooker, and spaces for appliances. The kitchen also houses the property's boiler.

At the rear of the property are the two bedrooms. The master bedroom is a good-sized double with fully fitted wardrobes and overlooks the garden. Bedroom two is slightly smaller and has a glass door leading out to the garden; this room could also serve as a dining room or

home office. Both bedrooms are served by a three-piece bathroom, comprising a WC, sink, and bath with a shower over. There is also a linen cupboard that houses the hot water tank.

Externally, the property boasts a fantastic rear garden, positioned to face south-west, ensuring it enjoys plenty of sunlight throughout the day. To the front, a long driveway provides off-road parking for multiple vehicles.





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## Council Tax:

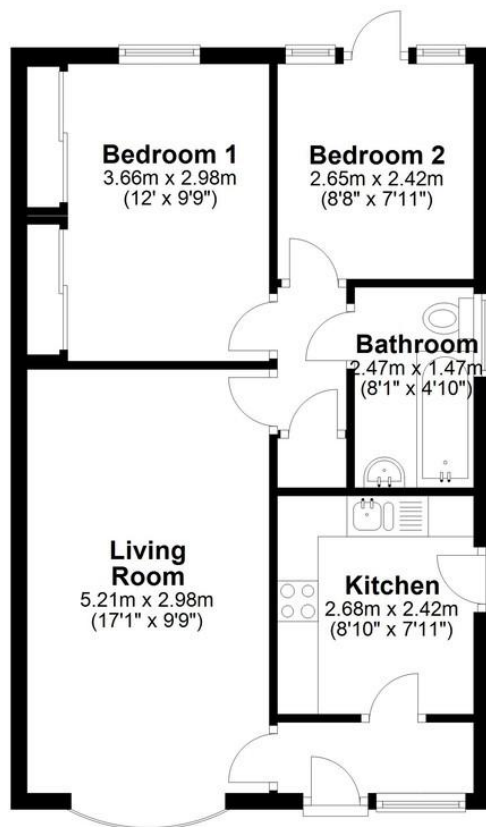
Band B

## Local Authority:

Cheshire West and Chester Council

## Ground Floor

Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 49.5 sq. metres (533.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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

