



HAYES PARK, CHESTER

£325,000

- CHOOSE YOUR OWN CARPETS - SELLER TO PAY!
- FULLY RENOVATED
- HIGH SPECIFICATION INTERIOR
- DETACHED GARAGE
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS

HAYES PARK, CHESTER

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BED BATH RECEPTION EPC

Choose your own carpets - seller to pay! This three double-bedroom semi-detached property has just undergone a full renovation, including a new kitchen, bathroom, complete replastering, and redecoration. It also benefits from a detached garage and off-road parking for two cars.

Hayes Park is situated just off Parkgate Road, located just outside Chester city centre, offering easy access to everything the city has to offer. The Greyhound Retail Park is a short drive away, as are scenic walks in the Countess of Chester Country Park. Bache train station also provides excellent transport links for wider commutes.

The property is positioned at the end of a cul-de-sac and features a lawned front garden that runs alongside the driveway, with steps leading to the front door. Upon entering, the hallway includes stairs to the first floor and an understairs storage cupboard. At the front of the property is a spacious L-shaped living room with two large windows allowing ample natural light. At the rear is the true hub of the home: the kitchen-diner, fitted with a brand-new Shaker-style kitchen and fully integrated appliances, including a fridge-freezer, dishwasher, five-ring induction hob, oven, and

microwave. French doors open onto a patio area, perfect for al fresco dining. The ground floor is completed by a downstairs WC that doubles as a utility room, with plumbing for appliances and a worktop.

Upstairs, the property offers three double bedrooms. The two larger bedrooms feature built-in cupboards with hanging rails, while the third bedroom, slightly smaller, can still accommodate a double bed. These bedrooms are served by a newly installed bathroom suite with tiled walls and floors, featuring a bath with a rainfall shower overhead, a WC, and a vanity sink. Additionally, there is a spacious loft with a pull-down ladder, offering further storage.

Externally, the property boasts a wonderful garden with a patio area that transitions to a lawned space, providing plenty of room to enjoy sunny days. A large detached garage offers ample storage, with windows to the front and rear and side-door access.



HAYES PARK, CHESTER



Council Tax Band: C

Local Authority: Cheshire West and Chester Council

Total Floor Area: 1,247 sq ft / 116 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

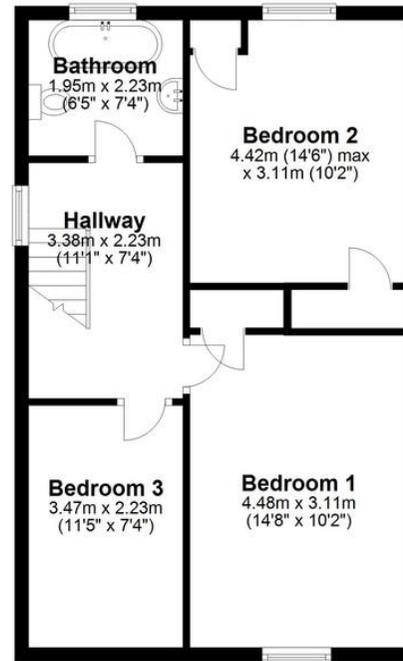
Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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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