



EPC: C

Philip Street, DEESIDE, Clwyd

Asking Price: £425,000

**Beresford
Adams**







Must view to fully appreciate everything this property has to offer!

Beresford Adams are delighted to bring to the market Stepping Stones, a deceptively large 5-bedroom detached property located within Sandycroft. The property is within catchment for local schools including; Sandycroft Primary School and Hawarden High School. Sandycroft is located only a short drive to Broughton retail park, where a variety of; shops, amenities, leisure facilities and transport links can be found. The property is also located only a short drive from Airbus and the A494, connecting the property to; Chester, North Wales, Liverpool, Manchester and beyond. All accessible within an hours drive, ensuring the property is easily commutable. Finally, the property is less than a 20 minute drive into Chester City Centre, where an endless number of; shops, amenities, transport links, green spaces and eateries.

Upon entering the property, you are greeted with a large entrance way which flows through into the hallway. The hallway is larger than most and the current vendors are utilising this space as a dining room and have a 6-seater table as the main feature. The hallway is the hub of the home and has all rooms connecting off from it. There are double doors off the hallway which opens into the larger than average first living-room, this living-room has a log-burner as the centre feature and is a cosy room

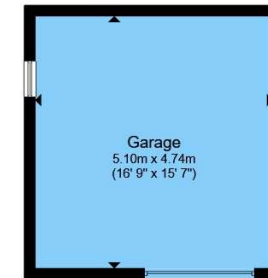




Ground Floor



First Floor



Garage

Total floor area 205.9 m² (2,216 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: CGE_CGE250363_R6PL_8

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