



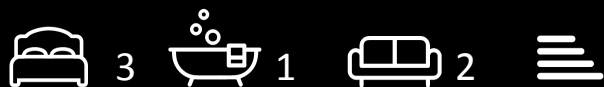
7 Rosewood Avenue, Chester, Cheshire, CH2 2JG

Offers Over £385,000

- Extended Semi Detached House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Garage
- Off Road Parking
- Please Call 01244 380 380 To View

7 Rosewood Avenue, Chester CH2 2JG

This lovely three bedroom family home has been much improved by the current vendors throughout, including a large ground floor extension creating a spacious kitchen and dining room. Situated in a popular location the property has much to boast about including off road parking and more than generous rear garden that offers plenty of entertaining space. To the ground floor is a spacious lounge, kitchen and utility, a snug area off the kitchen and a spacious dining room. Upstairs there are three good sized bedrooms and a modern family bathroom with contemporary suite, vanity sink unit and bath/shower. The location is extremely convenient for its proximity to excellent schools, shops, amenities and transport networks.



Council Tax Band: C



Lounge

12'11" x 12'4"

UPVC Double glazed window to front with wall mounted radiator

Kitchen

8'8" x 16'6"

A range of wall and base units with work tops. UPVC Double glazed window to rear garden with door. Access to utility and garage internally

Breakfast Area

11'5" x 7'11"

Utility room

7'1" x 8'0"

A range of wall and base units with plumbing and internal doors to kitchen and garage.

Dining Room

25'6" x 8'11"

UPVC Double glazed window to rear garden with internal doors to kitchen and hallway.

Bedroom One

13'10" x 9'11"

UPVC Double glazed window to front. Wall mounted radiator and fitted wardrobes.

Bedroom Two

11'2" x 8'0"

UPVC Double glazed window to rear garden with fitted wardrobes.

Bedroom Three

10'10" x 8'6"

UPVC Double glazed window to front. Wall mounted radiator and fitted storage.

Bathroom

5'3" x 7'10"

A three piece bathroom suite with shower. Wall mounted towel rail and windows to rear garden.

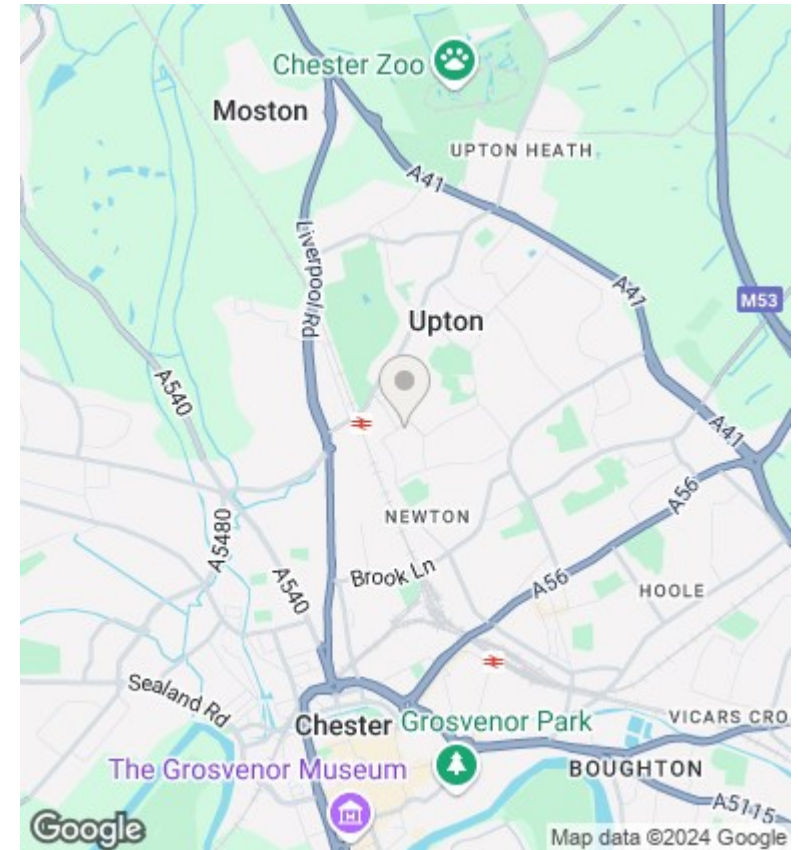
Directions

Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	