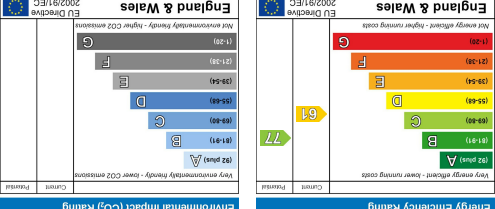


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1326 SQ FT / 123 SQM	APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1107 SQ FT / 103 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	
date	04/01/23
Willow Court	



WILLOW COURT, HIGHER KINNERTON

£240,000



HIGHLY DESIRABLE LOCATION - NO ONWARD CHAIN - IN NEED OF MODERNISATION - A well proportioned three bedroom link-detached family home situated in the quiet cul-de-sac of Willow Court in the idyllic village of Higher Kinnerton and is within easy reach of local amenities and approximately located 5-6 miles from Chester city centre and is within a short distance of road links to the motorway network. In brief the property comprises of; Entrance porch, living room, dining room, kitchen, utility and garage. To the first floor, the landing leads off to three bedrooms, bathroom and wc. Situated on a good sized plot, the rear garden has a timber decked patio area, grass lawn with mature borders, all enclosed with timber fencing. There is further space to the side of the property which could allow for an extension to the property, subject to planning approval. To the front of the property there is ample parking with two driveways complete with a grass lawn, block paving and low wall. There is access to the garage via the up and over door and also a single side door. Viewing is highly recommended.

Entrance Porch

Leading through the external door from the front driveway, the entrance porch has a frosted window to the side, radiator and power points, door to rear leading into the living room.

Living Room

Spacious living room with large window to the front elevation making this a light and airy space with an electric fire complete with feature wooden surround. Radiator, television point and power points. Door to rear leading into the dining room.

Dining Room

With stairs rising to the first floor, the dining room has sliding doors to the rear opening to the garden, complete with wood effect flooring, radiator and power points. Door to side leading into the kitchen.

Kitchen

Comprising of a range of fitted wall, base and drawer units with a worktop surface over and inset stainless steel sink with drainer. Window to the rear and side elevation, tiled splashback, tiled flooring, radiator and power points, door to side leading into the utility.

Utility

A good sized utility with power and lighting, there is space for a washing machine and other white goods. Door to rear leading out to the garden, window to the rear, door into garage.

First Floor Landing

Doors to leading off to bedrooms, wc and bathroom. Storage cupboard housing the gas fired combi boiler, access to loft via ceiling hatch.

Bedroom One

Good sized double bedroom, window to the rear elevation overlooking the garden, built in storage to the side, radiator and power points.

Bedroom Two

Good sized double bedroom, window to the front elevation, deep built in wardrobes with sliding doors to the side, radiator and power points.

Bedroom Three

Window to the front elevation, built in storage with hanging rail and shelf, radiator and power points.

Bathroom

Comprising of a 'P' shaped bath with mains powered shower over and screen, wash hand basin, frosted window to the rear, fully tiled walls, tiled flooring, radiator to side.

WC

Low flush wc, frosted window to the side elevation.

Garage

Accessed via the up and over door to the front, the garage is complete with power and lighting. There is also access from the driveway via a single door and also internal access from the utility room.

Externally

Situated on a good sized plot, the rear garden has a timber decked patio area enclosed by a low wall with a step down onto the grass lawn with mature borders, all enclosed with timber fencing and hedging. There is further space to the side of the property which could allow for an extension to the property, subject to planning approval. To the front of the property there is ample parking with two driveways complete with a grass lawn, block paving and low wall. There is access to the garage via the up and over door and also a single side door.

