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15 Rosemere Drive, Backford, Chester, CH1 6PD

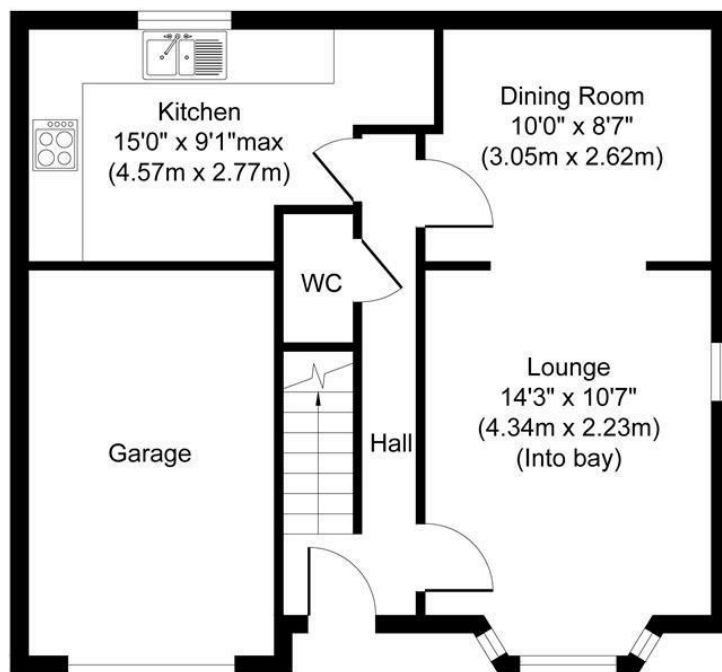
15 Rosemere Drive, Backford, Chester, CH1 6PD

Asking Price £350,000

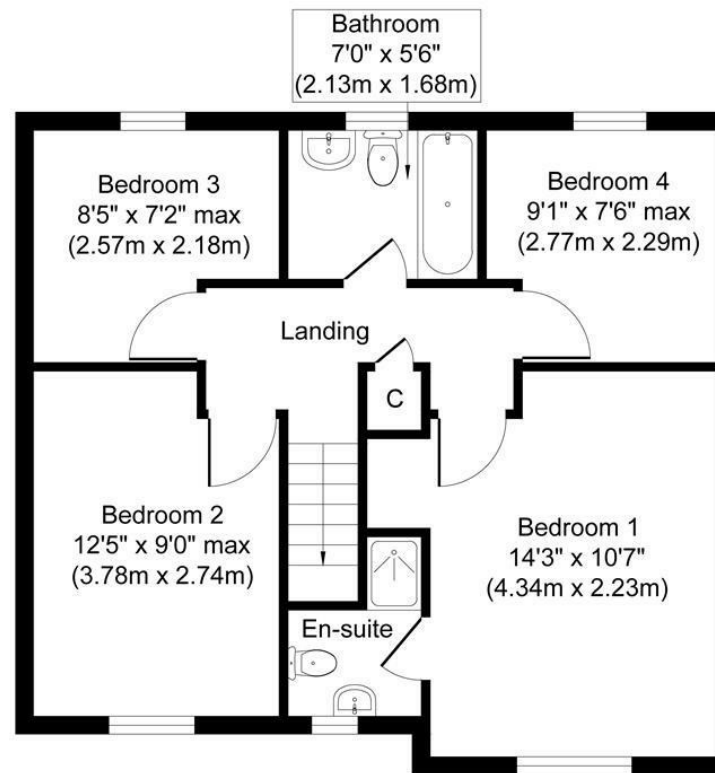
We are happy to bring to the market this four bedroom, detached family home, situated on the periphery of both Ellesmere Port and Chester. This development known as 'Backford Gardens' has enjoyed a high level of interest and remains popular.

The property is presented to a good standard, is well located to take advantage of all the amenities and facilities offered by both Chester and Ellesmere Port.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



Ground Floor
Approximate Floor Area
569 sq. ft
(52.83 sq. m)



First Floor
Approximate Floor Area
563 sq. ft
(52.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

With laminate flooring, central heating radiator and staircase to first floor.

Ground Floor WC

Low level WC and wash hand basin.

Lounge

14'3" x 10'7" into bay
Large double glazed bay window to front elevation with coloured glass units, feature fire place with wood surround, marble effect insert and hearth with flame effect gas fire creating a centre point of this room. Two central heating radiators and open access through to:-

Dining Room

10'7" x 8'7"
French doors to rear patio, central heating radiator and door to hallway.

Kitchen

15'0" x 9'1" max
Offering a comprehensive range of wall and base units in a white finish, contrasting worktops, tiled splashbacks, Samsung hob, extractor above and Bosch oven below, plumbing for automatic washing machine, space for dishwasher, breakfast bar, space for fridge freezer, double glazed window to rear elevation and double glazed UPVC door to rear garden.

First Floor

Stairs case leads from entrance hall to first floor landing with airing cupboard and loft access.

Bedroom One

14'3" x 10'7"
Fitted wardrobes, double glazed window to front elevation and central heating radiator.

Ensuite Shower Room

Walk-in shower cubicle, low level WC, pedestal wash basin, tiled splashback, central heating radiator and double glazed window.

Bedroom Two

12'5" x 9'0" max
Double glazed window and central heating radiator.

Bedroom Three

8'5" x 7'2" max
Double glazed window and central heating radiator.

Bedroom Four

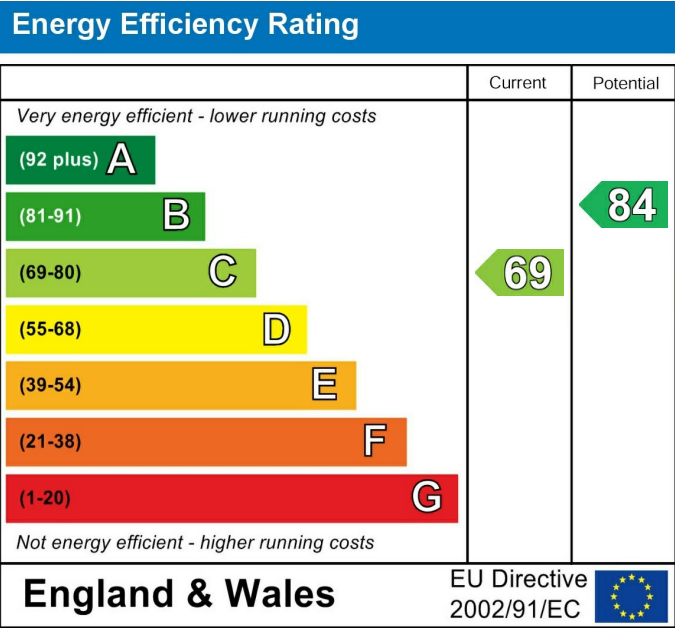
9'1" x 7'6" max
Double glazed window and central heating radiator.

Bathroom

7'0" x 5'6"
'P' shaped bath with mixer tap and shower attachment, low level WC, pedestal wash basin, extractor fan, double glazed window and central heating radiator.

Outside

To the front there is ample parking for a number of vehicles, access to the garage with electric roller door, power and light. Side lawned area and gated side access provides additional access to the rear garden which features a large patio area and lawned area with mature shrubs.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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