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19 Rosemere Drive, Backford, Chester, CH1 6PD



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Asking Price £375,000

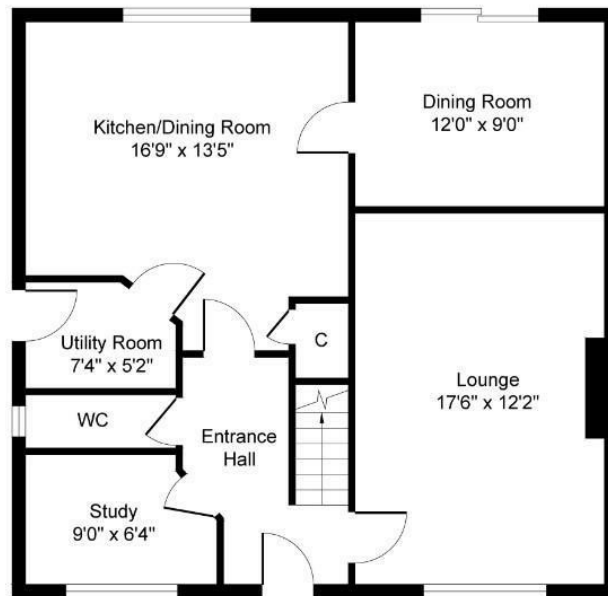
Hunters are extremely proud to be able to offer to the open market, this well presented, four bedroom family home. Not only is it presented to a high standard but each of the rooms are well proportioned and the house enjoys a light and airy feeling.

Being situated on the periphery of Great Sutton and Chester postcodes means it can take advantage of everything offered by these areas including Cheshire Oaks, restaurants, leisure facilities and much more.

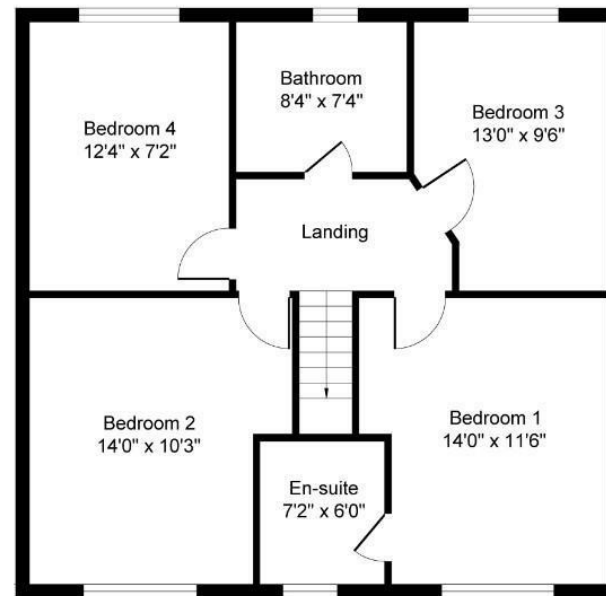
Those needing to commute to surrounding centres of commerce can choose between public transport or the excellent road network which give access to Manchester, Liverpool, Chester, North Wales and beyond.

To fully appreciate this executive style family home, we would strongly recommend you book an early viewing to avoid disappointment.

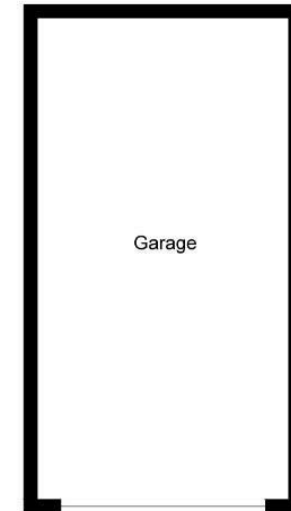
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**Ground Floor**  
Approximate Floor Area  
776 sq. ft



**First Floor**  
Approximate Floor Area  
776 sq. ft



**Garage**



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.

**Entrance Hall**

Central heating radiator, staircase to first floor.

**Downstairs WC**

Fitted with a white suite to include; vanity unit with wash hand basin and mixer taps, low level WC, tiled walls and floor, central heating radiator, double glazed window.

**Lounge**

17'6" x 12'2"

A spacious family room with contemporary tiered fireplace with inset pebble feature, large double glazed window with stained glass finish inserts, central heating radiator.

**Study**

9'0" x 6'4"

Feature double glazed window with stained glass style inserts, central heating radiator.

**Kitchen/Breakfast Area**

16'9" x 13'5"

A generous area with a comprehensive range of wall and base units, contrasting worktops with subway tile style splashbacks. Additionally, this bright kitchen with ample space for a dining table enjoys a number of integrated appliances including; gas hob, extractor above, double oven, recessed microwave, fridge/freezer and dishwasher, tiled flooring, recessed lighting, central heating radiator, under stairs storage cupboard, double glazed window. Door through to:-

**Dining Room**

12'0" x 9'0"

Currently used as a second lounge with wood effect flooring, double glazed sliding patio doors overlooking the rear garden, central heating radiator.

**Utility**

7'4" x 5'2"

Fitted with a number of wall and base units, contrasting worktops, inset oval shaped sink unit, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, tiled splashbacks, tiled floor, access door to side of property.

**First Floor**

Staircase leads from entrance hall to first floor landing with loft access being part boarded with pull down access ladder.

**Bedroom One**

14'0" x 11'6"

Fitted double wardrobes, double glazed window with stained glass style inserts, central heating radiator. Door into:-

**Ensuite**

7'2" x 6'0"

Larger than anticipated with contemporary fittings to include; large enclosed shower cubicle with Halo shower head, vanity unit with inset sink and mixer tap, low level WC, ladder towel rail, tiled walls, extractor fan, double glazed window.

**Bedroom Two**

14'0" x 10'3"

Double glazed window to front elevation, central heating radiator.

**Bedroom Three**

13'0" x 9'6"

Double glazed window to rear elevation, central heating radiator.

**Bedroom Four**

12'4" x 7'2"

Double glazed window to rear elevation, central heating radiator.

**Bathroom**

8'4" x 7'4"

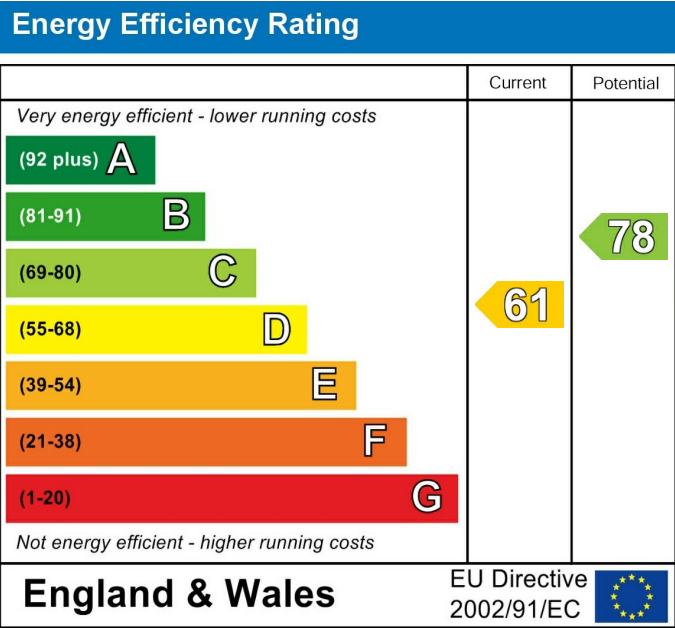
Ultra modern bathroom with a white suite to include; panelled bath with mixer tap, low level WC, vanity unit with inset sink and storage below, large glazed shower cubicle with Halo shower head, black vertical radiator, tiled floor, underfloor heating, recessed lighting, double glazed window.

**Outside**

To the front there is a lawned area and path leading to the front door. Good sized driveway runs along the gable of the property and leads to the garage which is of

decent proportions with up and over door, light, power and ladder access to eves storage.

To the rear is a good sized family space which will take full advantage of the British Summer. Shaped stone patio borders a generous lawned area, gravel borders, side access gate from the driveway.



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.











