



Breen Close, Chester, CH3

£315,000

None

Tenure: Freehold, **Bedrooms:** 3

Located on a private off-road development, in the highly desirable postcode of Tattenhall, you can find this three bedroom double fronted semi-detached home, located on a generous corner plot with no through-traffic and plenty of off-road parking.

Key features:

- Private Development
- Highly Sought After Location
- Three Double Bedrooms
- Ample Off-Road Parking
- Beautifully Landscaped Garden

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band D (£1805.30 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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We enter the property into the welcoming hallway, with a downstairs WC, stairs rising to the first floor, with a generous under-stairs storage cupboard. To the left is the lounge, boasting double opening French doors to the rear, leading out into the rear garden, and newly fitted electric coal-effect fireplace with wall-surround, mantelpiece, and hearth. There is a further dining room to the front of the property, offering a chance for possible conversion. To the rear is the kitchen/breakfast room, with fully tiled flooring, and posting a fully fitted range of kitchen units, to include oven and microwave in a stack formation, integrated electric hob, extractor, fridge/freezer and dishwasher. With an exterior door to the rear leading out to the rear garden, the kitchen also leads through into the utility room, also fully tiled with a further single drainer sink, with space and plumbing for further appliances, and exterior door leading out to the side access.

To the first floor there are three well-presented double bedrooms, the master of which boasts an ensuite shower room. There is also a well maintained three-piece family bathroom with shower over bath. There is access to the loft, with boarding and lighting, via a hatch and pull-down ladder on the landing.

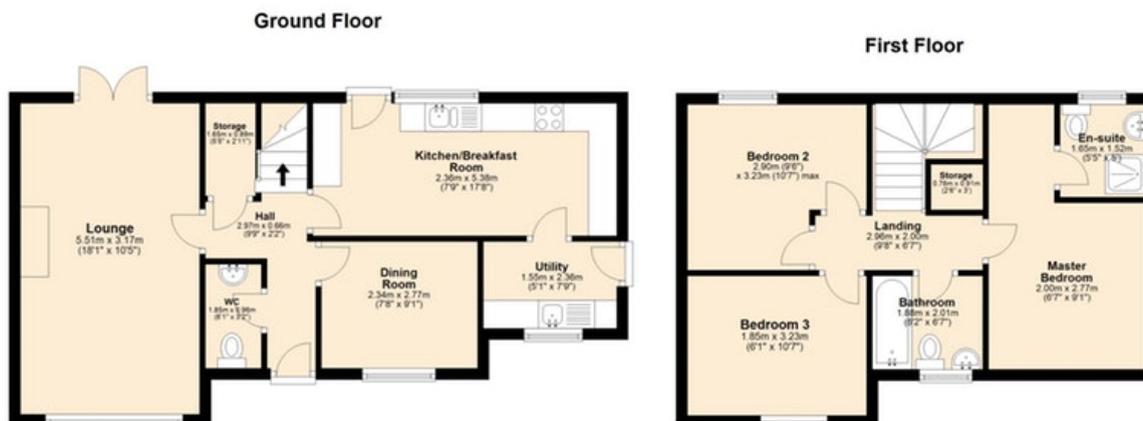
To the front of the property there is a well manicured lawn area and feature tree, a paved footpath leading to the front door with Sandstone surround and driveway, with slate gravel borders, alongside the block-paved driveway providing ample off-road parking and access to the single garage via up-and-over door, access into the utility, and gated access to the rear garden and door to the garage.

To the rear there is a beautifully landscaped rear garden, comprising of an artificial grass area, paved patio area, slate gravel borders, and further raised borders posting a range of mature shrubs. The rear garden offers a private and attractive, yet low-maintenance place to relax and unwind.

This property has been well maintained and subtly improved by the current owner, is new to the market, highly sought-after, and available to view.

Book your viewing online today.

Floor plan:



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

4, Breen Close, Tattenhall, CHESTER, CH3 9PN

Dwelling type: End-terrace house	Reference number: 7708-6994-6200-6581-4900
Date of assessment: 30 October 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 October 2019	Total floor area: 109 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,364
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 240 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 339 over 3 years </div>
Heating	£ 1,494 over 3 years	£ 1,533 over 3 years	
Hot Water	£ 390 over 3 years	£ 252 over 3 years	
Totals	£ 2,364	£ 2,025	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

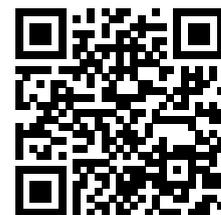
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£45	£ 213
2 Solar water heating	£4,000 - £6,000	£ 129
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 915

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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