



1 PULFORD COURT

Pulford, Cheshire

Rickitt
Partnership

Extended mews with large garden

Extended end of mews house ♦ Two double bedrooms ♦ Two reception rooms ♦ Kitchen ♦ Bathroom ♦ Off road parking ♦ Large garden & terraced areas ♦ Set within approx. 0.25 acre ♦ NO CHAIN ♦ EPC

Description

A delightful extended two double bedroom modern end of mews house with an unique feature of a large garden with mature trees and two paved terraced areas. This well presented house has two reception rooms. There is off road parking for two vehicles to the front.

Entrance Porch

Built in cupboard.

Sitting Room

Open staircase with storage cupboards to first floor. Wood block flooring. Double glazed window to front. Door to kitchen. Double glazed French door to living room. Coved ceiling. Radiator.

Living/Dining Room

Double glazed double doors with window to each side, two double glazed windows, all to side. Double glazed window to front. Tiled floor. Two radiators.

Kitchen

Range of wall and base units with granite work surface above and two circular inset sinks with mixer tap. Stoves electric double oven. Indest four ring electric hob and stainless steel extractor fan above. Integrated Bosch dishwasher. Integrated separate fridge and freezer. Floor to near ceiling cupboard. Space for washing machine. Tiled floor. Double glazed window and part double glazed door to rear.

First Floor Landing

Access to loft.





Bedroom One

Double glazed window to front. Built in wardrobes. Built in over stairs cupboard housing boiler. Radiator.

Bedroom Two

Double glazed window to rear. Built in wardrobes. Radiator.

Bathroom

Bath with separate shower above, low level WC and glass circular sink with mixer tap. Tiled walls. Frosted double glazed window to side. Wall mount heated towel rail.

Outside

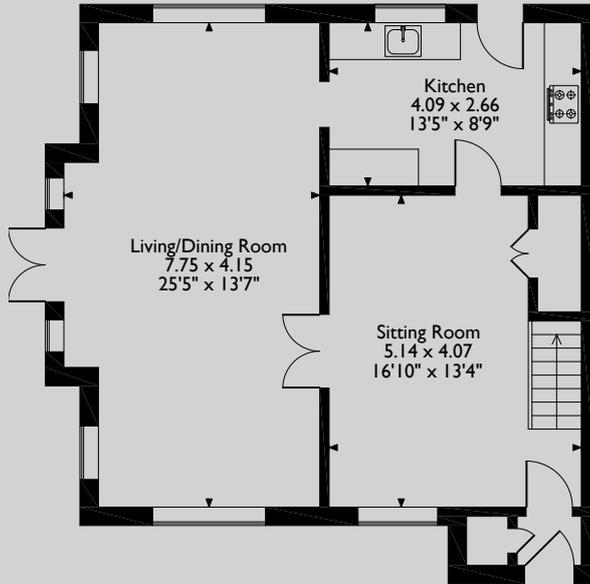
To the front of the house is a stone area offering off road parking for two vehicles. The main feature to this house is the large garden with mature trees, which is mainly to the side of the house. There are two paved terraced areas, one to the rear and a large one to the side. The house sits within approximately 0.25 acre.

Property Information

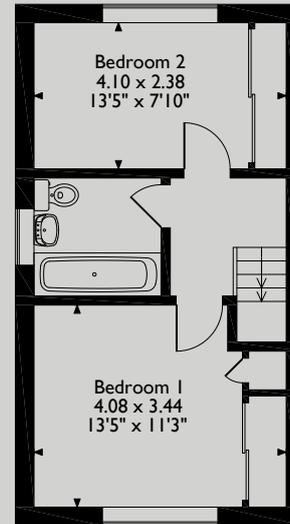
The council tax is band D. We understand the property is freehold. With mains water, electricity and mains drainage connected. Gas fired central heating and hot water. There is a small sub station in the grounds and the board does have access over the garden to it for maintenance.



I Pulford Court, Pulford, Cheshire Approximate Gross Internal Area 97 Sq M/1044 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.