

# CHESSER

73 Chesser Crescent EH14 1SW

**OFFERS OVER £140,000**

*South facing, spacious main door upper villa. Quiet cul de sac.  
Private driveway and garden. Gas central heating. UPVC Double glazing  
Recently rewired. Some new carpets. Extras*

Viewing:

Thursday 6.30pm-8pm Sunday 2pm-4pm

Or telephone 07733 117198 for appointment



#### Entrance Hall (11'6" x 5'2" widening to 7')

Large walk-in cupboard with ceiling light, shelving and small double glazed window to front. Central ceiling light. Hatch to large floored attic. Central heating radiator. Double power point. Entryphone hand set. Fitted carpet.

#### Living Room (14'10" x 12'9")



Well proportioned, south facing livingroom with timber fire place with marble insert and hearth housing gas fire. Alcove with cupboard below. Ceiling rose. Brass ceiling light with three bulbs. South facing double glazed window with hard wood sill. Vertical blinds. Television aerial point. Four double power points. Central heating radiator. Fitted carpet.

#### Kitchen (13' x 7'7" plus window recess)



Good sized kitchen accessed from livingroom, equipped with ample base and wall units and with double glazed window overlooking gardens to rear. Cupboard housing hot water tank. Further cupboard housing central heating combi boiler with space for storage. One and a half bowl stainless steel sink with mixer tap and drainer. Gas hob. Electric oven. Space for fridge freezer. Plumbing for washing machine. Tiled splash backs. Four double power point at upper level plus dedicated points. Central heating radiator. Bamboo blind. Pulley. Strip light. Linoleum floor.

#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

#### Bedroom 1 (15'1" x 11'5")



Large double bedroom with central ceiling light and double glazed window to front with vertical blinds. Central heating radiator. Telewest telephone point. Telephone point. Two double power points. Curtain rail. Fitted carpet.

#### Bedroom 2 (10'8" x 12'5" plus window recess)

Further double bedroom with double glazed window to rear. Central ceiling light. Three double power points. Telephone point. Curtain rail and curtains. Fitted carpet.

#### Bathroom (7'2" x 6'9")

Fully tiled to ceiling level and equipped with three-piece white suite with chrome fittings, Electric shower rail over bath. Curtain rail and curtain. Duplex wall heater. Frosted double glazed window to rear. Heated towel rail/radiator. Ceramic tiled floor.

#### Attic space

Large, floored attic space with light and power accessed through hatch in hallway with development potential (subject to obtaining the necessary consents).

#### Extras

All fitted carpets, curtains, washing machine, fridge freezer and microwave. Other items of furniture may also be available if desired.

#### Externally

The property has its own drive way to the side. To the rear is a private garden, laid to lawn with some shrubs, mature tree and plants. Garden shed.

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