



**Parkgate Road
Woodbank
Chester
Cheshire
CH1**

Offers in Excess of £410,000

bettermove

Parkgate Road Chester

Bettermove are proud to present this 3 bedroom semi-detached cottage in Woodbank.

This property benefits from double glazing, underfloor heating, and oil central heating throughout, with ample off road parking available via the large driveway.

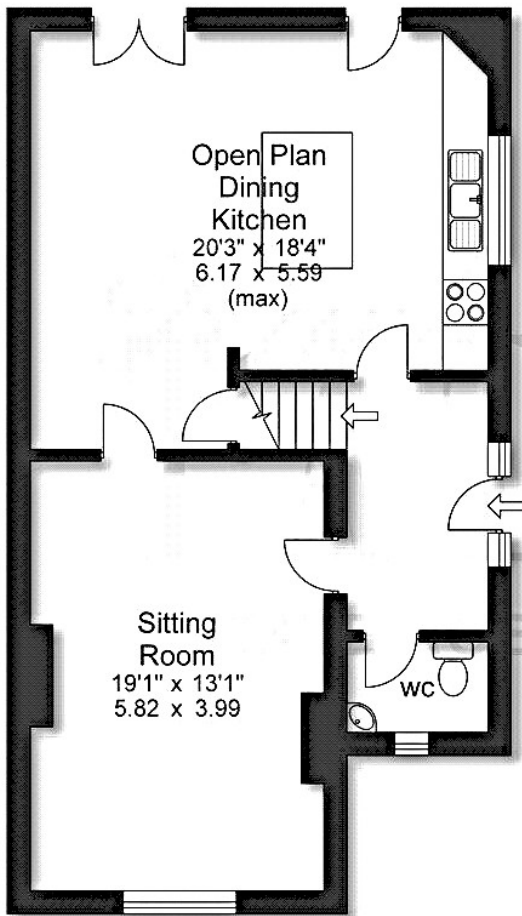
The council tax band is C.

The interior of this beautifully presented property combines modern living with period charm throughout, and comprises a spacious living room with a feature fireplace, an impressive open-plan kitchen and dining room with contemporary fittings and central island on the ground floor, alongside a WC. The first floor consists of three well-proportioned double bedrooms and a family bathroom. Externally, the property boasts a large, private rear garden, perfect for enjoying the summer month, as well as a detached garage.

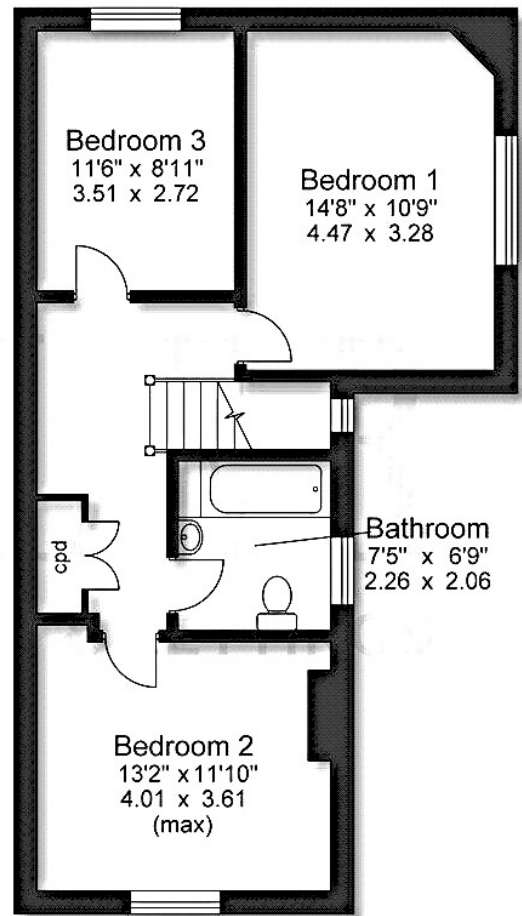
Located in the sought after village of Woodbank, Chester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Capenhurst Station, a variety of local bus routes, and quick access to the M56.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Ground Floor



First Floor

Approx Gross Floor Area = 1318 Sq. Feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		53
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		41
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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