



5 Burganey Court
Pulford, Chester

5 BURGANEY COURT



5 Burganey Court, Wrexham Road,
Pulford, Chester, Cheshire CH4 9ES



A charming property within a courtyard setting in
a sought-after village

- Entrance hall and WC
- Kitchen
- Lounge
- Dining room
- Conservatory
- 2 double bedrooms
- 2 bath/shower rooms
- South facing walled garden
- Private parking and garage



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A handsome property of Cheshire brick construction

Situation

No 5 Burganey Court is located in an attractive setting within a small courtyard of similar properties, just a short drive to the south west of Chester. The property occupies a most convenient and accessible location, close to the popular village of Rossett, which offers a good range of local amenities with a number of restaurants and public houses, whilst Chester offers a more comprehensive range. The Grosvenor Pulford Hotel & Spa and Llyndir Hall & Spa are close by, as are the Chester Business Park and Nuffield Grosvenor Hospital.

St Peter's Primary School, Eccleston Primary School and Darland High School are within a short drive, as well as the highly regarded King's and Queen's Schools in Chester. On the recreational front there are a variety of facilities, including horse racing in Chester and Bangor-on-Dee, and water sports on the River Dee.

Commuting to the commercial centres of the North West is straightforward, with the A55 being nearby leading to the motorway networks.

Chester Railway Station offers a direct service to London Euston in under two hours. Pulford is also well-served by a local bus network running through Rossett to Chester.

The property

No 5 Burganey Court is a handsome property built by renowned local builders, Bell Meadow, circa 1997. The property is of Cheshire brick construction under natural slate roofing with sandstone windowsills.

The front door opens into a welcoming reception hall with access to a WC and under-stairs storage cupboard.

The kitchen sits to the front of the property, fitted with a range of limed oak cabinets, including display cabinets and wine racks. Appliances include a Whirlpool four-ring gas hob with extractor hood, a Neff electric fan oven, Neff dishwasher and an integral fridge and freezer.

At the heart of the house is the lounge featuring a coal-effect living flame fire within an ornate surround and plaster coved ceilings, which

feature throughout much of the property. French doors open from the lounge into a substantial double-glazed uPVC conservatory from where to enjoy lovely views into the walled rear garden. A well-proportioned dining room also enjoys attractive views to the rear courtyard garden.

The first-floor landing gives access to an airing cupboard with hot water cylinder, a walk-in storeroom and access to the loft. The master bedroom enjoys fitted wardrobes with matching dresser and bedside cabinets and benefits from an en suite shower room with enclosed shower cabinet, WC and pedestal wash hand basin. The second bedroom also enjoys fitted wardrobes and views to the rear garden through a pretty dormer window. The family bathroom is fitted with a white three-piece suite and is tiled to dado level.

Outside

No 5 Burganey Court has a small garden to the front of the property. A driftway to the side of the house allows vehicular access to a private

courtyard providing parking for Nos 5 and 4 Burganey Court and provides access to the garage. In addition, there are double wooden gates providing access to the rear garden. The garage benefits from lighting and power points and a large loft storage access.

The charming south facing rear gardens are predominantly walled and mainly hard-landscaped with block pavements and granite-edged gravel beds. The garage can be accessed directly from the gardens via a personnel door.

Services

All mains services are connected.

Fixtures and fittings

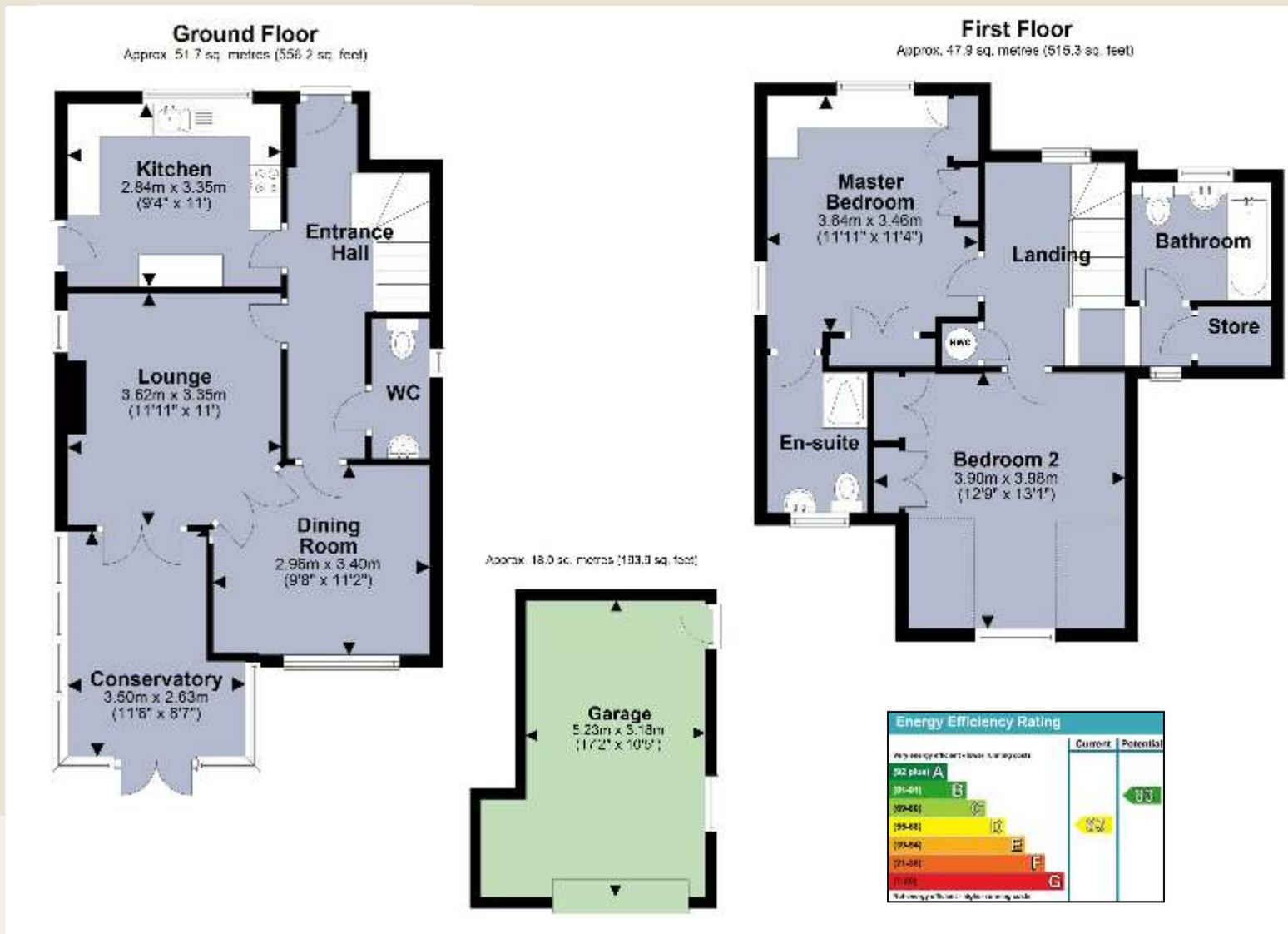
All fixtures and fittings, furniture, carpets, curtains, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Tenure

The property is offered freehold with vacant possession upon completion.



5 BURGANEY COURT



Approximate Travel Distances

- Locations**
- Rossett - 1.5 miles
 - Chester - 5.5 miles
 - Liverpool - 28 miles
 - Manchester - 45 miles

- Nearest station**
- Chester - 6 miles

- Nearest Airports**
- Liverpool John Lennon - 29 miles

Directions
From Chester head south on the A483, Wrexham Road, crossing the A55. At the traffic lights take the slip road to your left, signposted Pulford along the B5445. Continue through Cuckoo's Nest, turning right prior to the Pulford Village Hall into Burganey Court where No 5 will be seen on your left-hand side.

Viewings
Strictly by appointment through the selling agents Fisher German. T: 01244 409660; E: chesteragency@fishergerman.co.uk

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