

# property details approval form

1 Breen Close, Tattenhall, Chester, Cheshire, England, CH3 9PN

Date: 04 July 2026

Property Ref and Version: CHS119645 - 0002

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Swetenhams office:** 28 Lower Bridge Street, CHESTER, Cheshire, CH1 1RS  
T 01244 321321 E [chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)

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## >> **price**

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£360,000

Tenure: Freehold

## >> **key features**

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- > TWO DOUBLE BEDROOMS
- > WELL MAINTAINED THROUGHOUT
- > POPULAR AREA
- > CLOSE TO AMENITIES
- > DETACHED GARAGE
- > EPC Rating: Awaited

## >> **short description**

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A beautifully presented two-bedroom semi-detached home situated in the highly sought-after village of Tattenhall, near Chester.

## >> **long description**

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A beautifully presented two-bedroom semi-detached home situated in the highly sought-after village of Tattenhall, near Chester.

The property offers spacious and well-planned accommodation throughout, beginning with a generous lounge that provides an inviting space for relaxing and entertaining. To the rear, an open-plan kitchen/diner creates the heart of the home, with direct access to a bright conservatory overlooking the garden.

Upstairs, there are two well-proportioned double bedrooms, benefiting from fitted wardrobes. The principal bedroom features an en-suite shower room, while the second bedroom is served by a contemporary family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family enjoyment. A detached garage and driveway provide ample off-road parking.

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This attractive home is ideally suited to first-time buyers, professional couples, downsizers or investors, offering modern living in a desirable village location with excellent local amenities and easy access to Chester and surrounding transport links.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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## >> **room description**

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## >> property images



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## >> property images



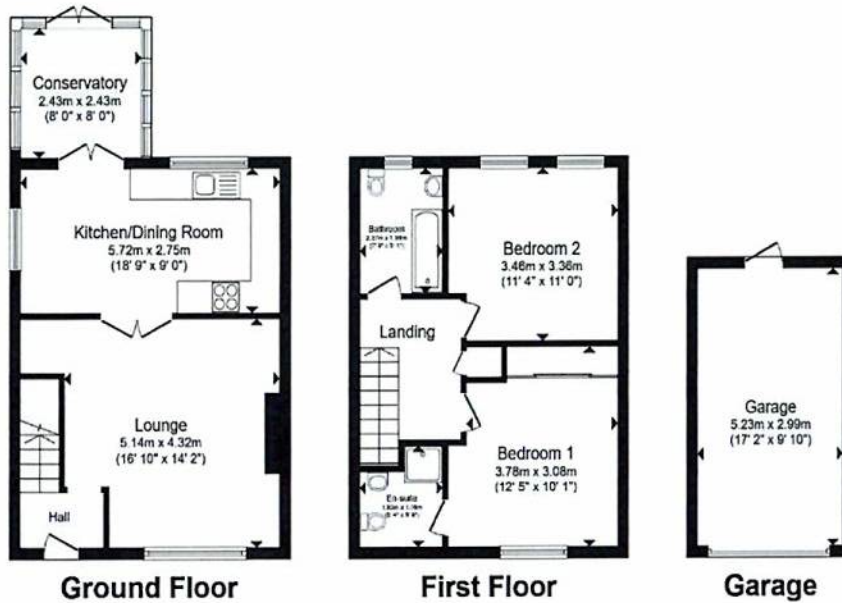
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## >> floor plan



Total floor area 97.4 m<sup>2</sup> (1,049 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## >> approval

	Signature	Date
<del>Mitesh Patel</del> MEL ANAN		4/7/26
Mr J. Wansbury		

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