

Town & Country

Estate & Letting Agents

Beeston Road, Higher Kinnerton

Offers In Excess Of £335,000



This light and spacious modern, four bedroom detached family home is situated within a quiet Cul de Sac of similar homes in the highly desirable award winning village of Higher Kinnerton.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

This well-proportioned family home benefits from both gas central heating and UPVC double glazing. Offering light and spacious accommodation comprising of an entrance hall with a cloakroom WC off, a large 'L' shaped living room with an open thoroughway leading to the dining room having patio doors opening out to the rear garden. The modern fitted kitchen has a range of white wall, base and drawer units and provides access to a utility room and to the study/sitting room also having its own separate entrance door. The first-floor landing offers access to all four bedrooms and to a contemporary family bathroom. Externally, to the front of the property is ample brick block off road parking having a paved pathway offering side access to the rear garden. The rear garden has a large, paved patio area and a low brick retaining wall with a predominantly lawned garden beyond and planted timber raised beds. There is also a timber shed, an outside light and an external water supply.

LOCATION

The property is situated within the sought-after village of Higher Kinnerton, located on the outskirts of Chester within easy access to Chester Business Park, Airbus, the A55, and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of the towns of Wrexham and Mold and regular public transport is available into Chester city centre. The village centre provides day to day shopping facilities and social amenities, including an excellent primary school, general store, post office, two public houses, a church and children's play park. There are also excellent shopping facilities at Broughton's highly acclaimed retail park, which is

home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, a few restaurants, Marks & Spencer food hall and cinema complex.

DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. On entering the village on main road, turn left onto Meadowcroft. Turn next left onto Blanter Road, then turn right onto Beeston Road, the property will be located on the left hand side.

ENTRANCE HALL

The property is entered through a UPVC double glazed front door which opens to timber laminate flooring. Stairs off rising to the first floor accommodation and internal doors off opening to the living room and cloakroom WC. Radiator.

CLOAKROOM W.C.

Installed with a low-level WC, a corner wash hand basin with mixer tap and an opaque window to the front elevation.



LIVING ROOM

17'8" x 17'2" max

With timber laminate flooring, a window to the front elevation, a textured and coved ceiling and an open thoroughway to the dining room.



DINING ROOM

10'0" x 9'0"

Having timber laminate flooring, with a textured and coved ceiling and an internal door opening to the kitchen. A radiator and a patio door opening to the rear garden.



UTILITY ROOM

9'0" x 4'10"

With space and plumbing for a washing machine and a dryer with a work surface over, timber laminate flooring, a window to the rear elevation and a wall mounted gas combination boiler.



KITCHEN

12'0" x 9'4"

The modern kitchen is fitted with a range of white shaker style wall, base and drawer units which are complimented by stainless steel handles. Ample work surface space houses a stainless steel 1 ½ bowl sink unit with a mixer tap. Integrated appliances include a single oven, a combination microwave and oven and a gas hob with extractor hood above. The flooring is timber laminate and the ceiling is coved with inset down lights. There is a window to the rear elevation and doors off opening to the utility room and to the sitting room/study.



STUDY/SITTING ROOM

18'1" x 8'0"

Having timber laminate flooring, a radiator, a window to the front elevation and a separate UPVC double glazed side access door.

FIRST FLOOR LANDING

With a textured and coved ceiling, access to the loft space and a shelved storage cupboard. Doors off open to all four bedrooms and to the bathroom.



BEDROOM ONE

14'2" x 9'8"

With a coved and textured ceiling, a window to the front elevation, a radiator and a built-in double wardrobe.



BEDROOM THREE

10'0" x 9'0"

With a coved and textured ceiling, a radiator and window to the rear elevation.



BEDROOM TWO

12'8" x 8'2"

Having a built-in storage cupboard, a coved and textured ceiling, a window to the front elevation and a radiator.



BEDROOM FOUR

8'6" x 8'2"

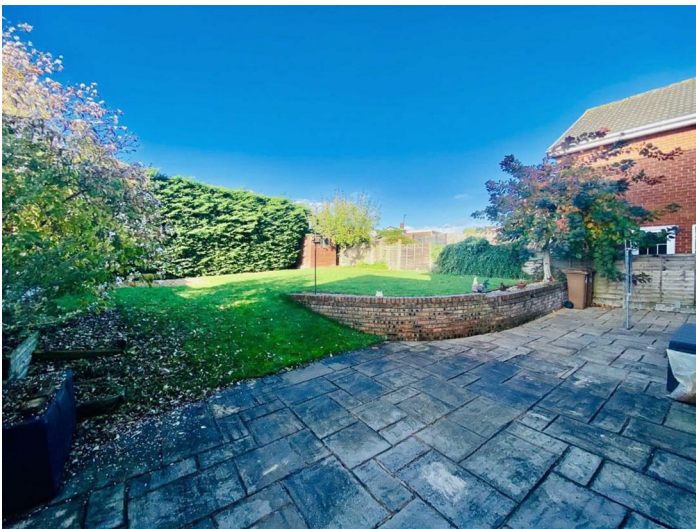
With a coved and textured ceiling, a window to the rear elevation and a radiator.



BATHROOM

7'4" x 5'10"

The contemporary bathroom is installed with a modern white suite comprising a panelled bath with mixer tap and thermostatic shower with protective glass screen above. A vanity unit with various cupboards incorporating a low-level WC and a wash hand basin with mixer tap. The walls are fully tiled, there is a chrome heated towel rail, an opaque window to the rear elevation and recessed down lights are set within the ceiling.



EXTERNALLY

The front of the property offers ample brick block off road parking, with a paved pathway offering side access to the rear garden. The rear garden has a large, paved patio area and a low brick retaining wall with a predominantly lawn garden beyond and planted timber raised beds. There are also two timber sheds, an outside light and an external water supply.



REAR ASPECT

SERVICES

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band E

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general

information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building

regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

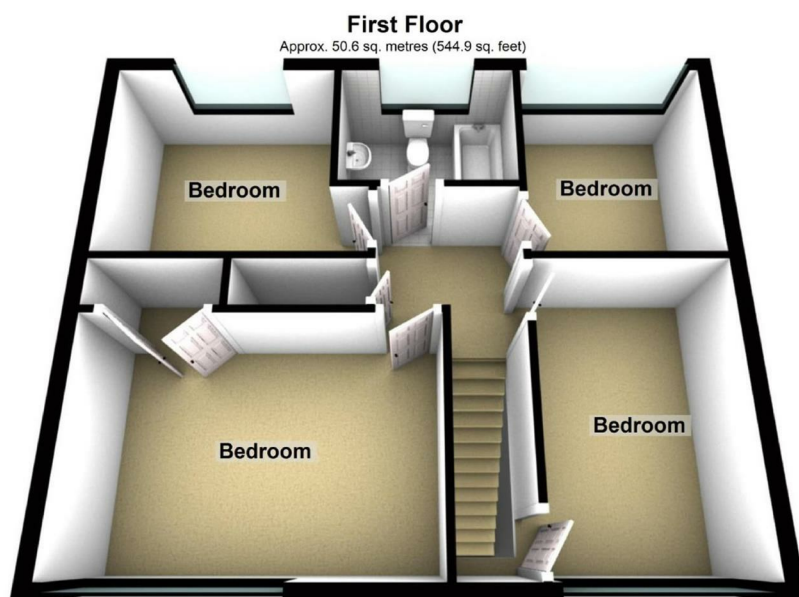
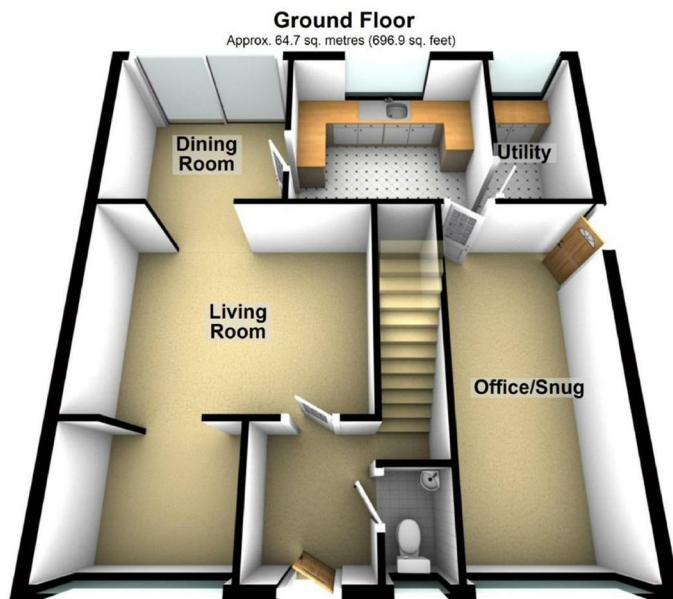
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.