

Town & Country

Estate & Letting Agents

Rhodfa Gladstone, Chester

Offers In Excess Of £385,000



Forming a part of a new development, this highly desirable, family friendly location, houses a beautifully presented four bedroom detached family home benefiting from gas central heating, along with UPVC double glazing. In brief comprises of an entrance hall, living room, kitchen/dining room, utility room, cloakroom WC and first floor landing, which offers access to the family bathroom and to all four spacious bedrooms, the principle of which benefits from an ensuite. To the front of the property is a lawned and shrubbed garden with off-road parking, offering access to the single garage. Gated side access leads to the enclosed rear garden, predominantly laid to lawn with a paved pathway and patio area.

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DESCRIPTION

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LOCATION

The villages of Penymynydd and Penyffordd provide a wide range of facilities catering for daily requirements. The nearby Trunk Road leading to the A55 Expressway at Dobshell provides good access to Chester, the M56, the M53 and various other towns along the North West coast. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and a recently opened cinema complex is a short drive away.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at the roundabout, take the 2nd exit and stay on Wrexham Road/A483, at Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A494/Conwy/Mold, merge onto N Wales Expy/A55, at junction 36, take the A5104 exit to Pen-y-ffordd, at the roundabout, take the 2nd exit onto Mold Road/A5104, continue to follow A5104 Pen-y-ffordd, turn left onto Chester Road, turn right onto Rhodfa Gladstone. The destination will be on the right.

EXTERNALLY FRONT

To the front of the property are twin, off-road parking spaces, lawned and shrubbed garden, a light set within the canopy porch and access to the single garage.



ENTRANCE HALL

A composite double glazed front door opens to ceramic tiled flooring, radiator, stairs off rising to the first floor accommodation and internal doors opening to the living room and to the kitchen/breakfast room.



LIVING ROOM

17'0" x 11'6"

Having a window facing the front elevation and radiator.



KITCHEN/DINING ROOM

13'9" x 14'9"

The kitchen is fitted with an array of attractive wall, base and drawer units with ample worksurface space, housing a stainless steel splash back and a half bowl sink unit. Integrated appliances including stainless steel double oven, stainless steel hob and extractor hood, dishwasher and fridge freezer. The flooring is ceramic tiled, there is a radiator, UPVC double glazed French doors opens to the rear garden and set within the ceiling recessed downlights. There is a door off to the utility room.



UTILITY ROOM

9'2" x 6'0"

Fitted with base units, matching those in the kitchen, space and plumbing for a washing machine and tumble dryer, set within the worksurface is a stainless steel sink and the ceramic tile flooring flows in from the kitchen. There is an under stairs storage cupboard, a radiator, the window to the rear elevation, a composite double glazed back door and the door opens to the cloakroom WC.



CLOAKROOM WC

Installed with a white, dual flush, low-level WC and wash hand basin with mixer tap and tiled splashback. There is a radiator, ceramic tiled floor, window to the rear elevation.

FIRST FLOOR LANDING

Have a window facing the rear elevation, radiator, access to the loft space, airing cupboard, housing a hot water cylinder and internal doors off to all four bedrooms and the family bathroom.



PRINCIPAL BEDROOM

17'2" x 11'2"

With a window to the front elevation, the radiator, fitted double grey Woodgreen effect wardrobes with sliding doors and internal door opening to the ensuite



BEDROOM THREE

12'0" x 9'0" max

Window to front elevation, radiator.



REAR GARDEN

With an attractive paved patio area, central lawned garden with a sleeper retained gravelled shrub to flowerbed, gated side access and a water supply.



ENSUITE

5'8" x 6'7"

Installed with a double shower enclosure with thermostatic shower, low-level WC, wash hand basin with mixer tap, chrome heated towel rail, fully tiled walls and opaque window facing the front elevation and set within the ceiling are recessed downlights and an extractor fan.



BEDROOM FOUR

10'5" x 8'8"

Window to the rear elevation, radiator.



GARAGE

Single garage with an up and over garage door, power and light.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

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

SERVICES TO PROPERTY

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

Tenure: Freehold

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.



BEDROOM TWO

10'10" x 10'8"

Window to the rear elevation and radiator.



BATHROOM

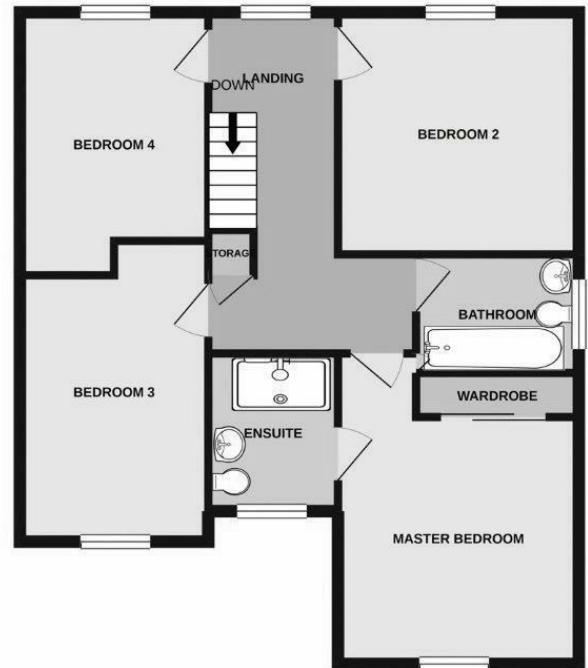
6'8" x 6'7"

Installed with a modern white suite, comprising a panelled bath with mixer tap and thermostatic shower above, along with a protective glass screen, dual flush low-level WC, wash hand basin with mixer tap, chrome heated towel rail, ceramic tiled floor and partially tiled walls and opaque window faces the side elevation, in the ceiling recessed downlights and an extractor fan.

GROUND FLOOR
66.4 sq.m. (715 sq.ft.) approx.



1ST FLOOR
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 132.8 sq.m. (1429 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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	