

Town & Country

Estate & Letting Agents

Eccleston Road, Higher

£310,000



This modern four-bedroom detached property is situated within the popular village of Higher Kinnerton, offering adaptable and spacious accommodation, with the advantage of a downstairs cloaks, study, En suite facilities, off road parking and a private rear garden.

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DESCRIPTION

This lovely family home offers flexible accommodation with the benefit of UPVC double glazing and gas central heating and comprises, an entrance hall leading into the sitting room/study. A handy storeroom housing the gas central heating boiler also with plumbing for a washing machine. A downstairs cloak and a modern white fitted kitchen. A lovely feature of the living room is the cast iron log burner situated on a tiled hearth. The dining room has French doors leading out to the rear garden. The first-floor landing has doors leading off to the principal bedroom having an En Suite Shower room and three further bedrooms and a modern family bathroom. Externally the property features a low maintenance front garden, with decorative stone, shrubbery, and trees. A tarmac drive with a gated pathway to the left-hand side of the house provides access to the rear garden. The rear garden features a shed to the side and is enclosed by fencing.



LOCATION

This property is located in Higher Kinnerton which is on the Welsh/Cheshire border, Chester City centre is easily accessible by car as well as the Chester Business park. The village centre itself has a shop, pubs, and a reputable primary school. Buses run into Chester and Broughton and motorway access is within a few minutes drive. Broughton retail park which features restaurants, a Tesco superstore and a cinema is only approximately 2 miles away from the property.

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 towards Kinnerton, passing through Gorstellia and Lower Kinnerton. On entering the village take the turning left shortly after the school into Meadow Croft. Follow Meadow Croft which leads into Blanter Road. Then take the turning right into Eccleston Road and the property will be found after some distance on the right hand side.

ENTRANCE HALL

5'11" x 4'10"

The entrance hall is comprised of a glazed entrance door with double glazed windows and a pitched polycarbonate roof with a ceiling light point that is an opening to the hallway and door to the sitting room/study.



SITTING ROOM/STUDY

13'2" x 8'5"

The sitting room features a coved ceiling, a single radiator, UPVC double glazed window and a ceiling light point

STORE ROOM

8'6" x 4'

The store room consists of a gas fired central heating boiler, a ceiling light point, compact wall shelving and plumbing work for a potential washing machine.

HALLWAY

14'5" x 5'10"

The hallway has two ceiling light points, a telephone point, cloak hangers, a single radiator with a thermostat and thermostatic heating controls. There are doors that lead to the living room, downstairs WC, and kitchen.



LIVING ROOM

13'9" x 12'5"

The living room comprises of a tiled hearth fireplace and a wooden mantel that houses an iron log burner. UPVC double glazed windows are featured that overlook the rear garden as well as a single radiator, TV aerial point, ceiling light point, two wall light points and bi-folding doors to dining room.



CAST IRON FIRE

DOWNSTAIRS WC

8'6" x 2'10"

A low-level WC and wall-mounted wash hand basin with a tiled splashback that features a door to the store room. A coved ceiling, single radiator, a ceiling light point, UPVC double glazed window with obscured glass and vinyl floor covering are also within the WC.



KITCHEN

The kitchen is fitted with a modern range of base and wall level units that integrate cupboards and drawers with laminated wood worktops and matching upstands. A steel sink unit, four ring gas hob, dishwasher, microwave, double oven, grill are all featured within the kitchen space. A tiled floor is prominent with recessed ceiling lights and two UPVC double glazed windows.



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DINING ROOM

12'5" x 8'9"

The dining room comprises of a ceiling light point, a coved ceiling, and a single radiator. The flooring is laminate wood strip and UPVC double-glazed French doors are prominent that lead to the rear garden.

FIRST FLOOR LANDING

A galleried-style landing with a spindled balustrade, the landing acts as a doorway to bedroom one, two, three, four and the family bathroom.



PRINCIPAL BEDROOM

12'6" x 11'9"

The principal bedroom overlooks the rear garden through a large UPVC double glazed window. A coved ceiling, a single radiator and a door to an en-suite shower room are also featured.

EN SUITE SHOWER ROOM

8'6" x 2'6"

With a modern white suite design the room comprises of chrome style fittings as well as a tiled shower enclosure with a wall mounted mixer shower.



BEDROOM TWO

12'6" x 10'8"

The bedroom overlooks the rear garden via a UPVC double glazed window. A single radiator, coved ceiling and a ceiling light point are also featured.



BEDROOM THREE

11'10" x 8'8"

With a laminate wood strip flooring the bedroom overlooks the front garden through a UPVC double glazed window. A ceiling light point and a single radiator are also featured.



BEDROOM FOUR

10'1" x 7'8"

With a laminate wood strip flooring the bedroom overlooks the front garden through a UPVC double glazed window. A ceiling light point and a single radiator are also featured.



FAMILY BATHROOM

6'9" x 5'6"

A modern white suite design with chrome style fittings that comprises of a double ended panelled bath with central mixer tap, shower attachment and glazed shower screen and a mixer tap with a storage cupboard beneath. A tiled floor is prominent with UPVC double glazed obscured glass windows.

EXTERNALLY

The front garden features an easily maintainable garden with decorative stone, shrubbery and trees. A tarmac drive with a gated pathway to the left hand side of the house provides

access to the rear garden. The rear garden includes decorative stone and shrubbery alongside a lawned garden which is enclosed by a concrete sectional wooden fence. A timber garden storage shed is also featured to the side of the garden.



REAR GARDEN

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: E £2330

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.

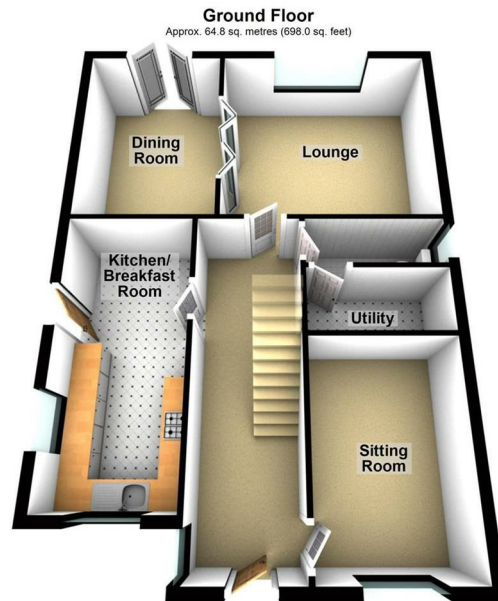
SUBMIT AN OFFER

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

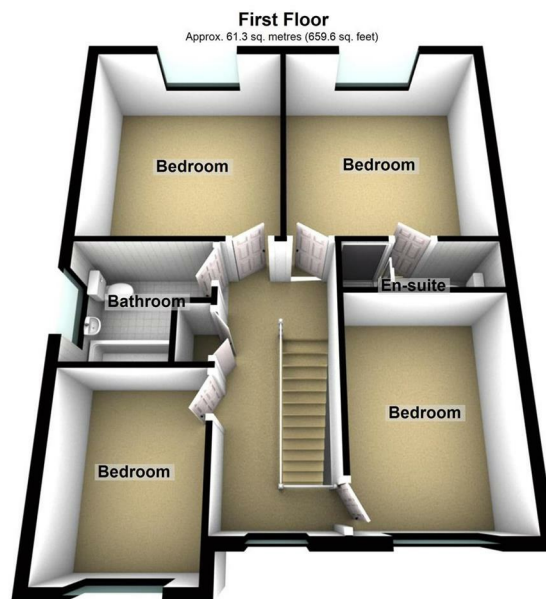
MORTGAGE SERVICES

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.



Total area: approx. 126.1 sq. metres (1357.5 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	