

# Town & Country

Estate & Letting Agents

Village Road, Great Barrow

No Onward Chain £325,000



This modern semi-detached home in Great Barrow offers spacious living with gas central heating, UPVC double glazing, living/dining room, kitchen with Orangery extension, cloakroom WC, utility room, three bedrooms, a modern bathroom, well-maintained garden, driveway, and detached garage. No onward chain.

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## DESCRIPTION

Located in a peaceful cul-de-sac in the desirable Cheshire village of Great Barrow, this semi-detached home offers modern and spacious living. It features gas-fired central heating and UPVC double glazing. The internal layout comprises an entrance porch, a living/dining room, a kitchen with an Orangery extension, a cloakroom WC, and a utility room. Upstairs, there are three bedrooms and a modern bathroom suite. Externally, the garden is well-maintained with a variety of plants and shrubs. There is a brick block pathway, a patio area, and a driveway leading to a detached brick garage. This property is available with no onward chain.

## LOCATION

The property occupies a tranquil position in the rural village of Great Barrow located four miles to the east of Chester. The village offers an attractive church, and pub with a more comprehensive range of services available within Chester including supermarkets and the outlet village at Cheshire Oaks. There is a village playing field, cricket club plus several golf courses in the locality including Waverton and Vicars Cross. The primary school is well regarded and has a regular bus service to a designated partner school Christleton High which is the nearby state school and is OFSTED rated outstanding. There is also an excellent selection of private schools in and around Chester including Abbey gate College and the Kings & Queens Schools.

## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, turn left onto Boughton/A51, continue to follow A51, at Vicars Cross, take the 2nd exit onto Tarvin Road/A51, turn left onto Barrow Lane/B5132, turn right onto Main Street, turn left onto Village Road, turn right onto New Farm Court. The destination will be on the right.

## ENTRANCE PORCH

The property is accessed through a composite double-glazed opaque front door, which leads to a porch. From there, a glazed door opens to the lounge/dining room.



## LOUNGE/DINING ROOM

16'2" x 22'9"

This is a beautiful, bright and roomy space with two

windows facing the front of the house and a third window facing the side. It features two radiators, a glazed internal door that opens to the inner hall, and a living flame gas fire within a marble hearth with a white Adams style surround to the side of the flu. There are also fitted bookshelves.



## INNER HALLWAY

Upon entering, the entrance hall boasts a ceramic-tiled floor with a central pattern and stairs leading to the first floor. Doors off the foyer open to a cloakroom WC and a second glazed entrance to the kitchen.



## KITCHEN

11'4" x 6'7"

The kitchen is fitted with an array of attractive contemporary units, complimented by stainless steel handles and a display cabinet. The solid marble worksurface incorporates a single-bowl stainless steel sink with a mixer tap. The appliances are integrated and made of stainless steel, including an oven, hob, and extractor hood. The tiled backsplash adds a touch of elegance. Two windows provide a view of the backyard, while a breakfast bar with a radiator below, ceramic tiled flooring, and double doors leading to the Orangery complete the space.



## ORANGERY

11'8" x 9'1"

The low brick wall with a UPVC double glazed frame has fitted blinds and French doors that open to a brick block patio area in the rear garden. The roof has inset downlights and the flooring is made of timber laminate.



## CLOAKROOM WC

The cloakroom WC is equipped with a dual flush, low-level WC, wash hand basin with mixer tap, radiator, partially tiled walls, and a ceramic tiled floor. A door leads to the utility room.



## UTILITY ROOM

6'3" x 6'0"

The utility is equipped with wall units and work surfaces, with enough space and plumbing for a washer underneath. The tiled splashbacks, ceramic tiled floor, and wall-mounted Worcester boiler complete the kitchen. There's also a composite double-glazed door that opens to the side elevation of the property, complete with a timber canopy porch above.

## FIRST FLOOR LANDING

With a white banister with spindle balustrades, a shelved airing cupboard off. Access to the loft and doors opening to all three bedrooms and the shower room.



## BEDROOM ONE

14'8" x 21'7"

Having a window facing the front elevation, radiator and two sets of double mirror fronted wardrobes.



## BEDROOM TWO

12'5" x 9'5"

With a window facing the front elevation, radiator and fitted with a set of double mirror fronted wardrobes.



## BEDROOM THREE

10'9" x 5'2"

Having two windows facing the rear elevation.



## SHOWER ROOM

9'10" x 6'0"

The bathroom has been updated with a modern white suite. The previous panelled bathtub has been replaced with a spacious double walk-in shower enclosure featuring a protective screen and an electric Mira shower. In addition, there is a pedestal wash hand basin, a dual flush low-level WC, a radiator and attractive fully tiled walls. An opaque window facing the rear elevation provides privacy.

## DETACHED GARAGE

20'9" x 9'9"

A detached brick built garage with a pitched roof, power and light. Accessed via either an electric roller door or a timber pedestrian side access door.



## EXTERNALLY

Situated within a small quiet, brick block paved courtyard. The property is approached over a further brick block pathway and through a well-stocked shrubs and gravel garden toward the front door with a courtesy light to the side. A long driveway runs alongside the property to the detached garage, past another well-stocked shrubbed garden, with a further brick block pathway and iron gate. The rear garden has been landscaped and is paved, with more well-stocked sleeper raised shrub beds enclosed by brick walling and offering access to the detached garage.



## 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

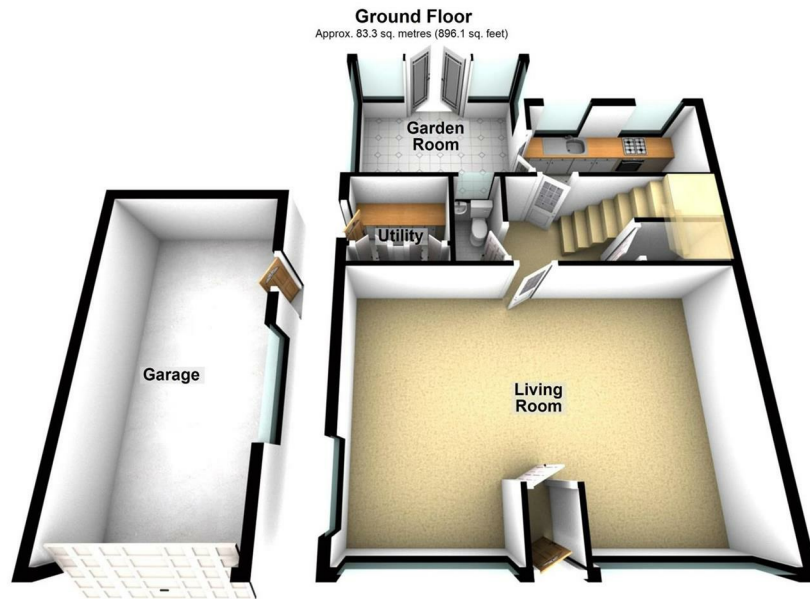
Council Tax Band: E £2652

## 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.

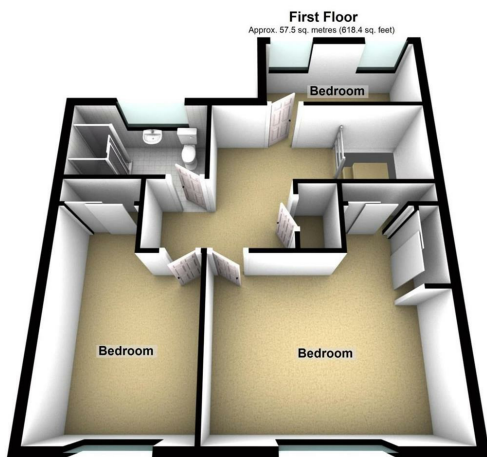
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**





**Ground Floor**  
Approx. 83.3 sq. metres (896.1 sq. feet)

Total area: approx. 140.7 sq. metres (1514.6 sq. feet)



**First Floor**  
Approx. 57.5 sq. metres (618.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	