

Town & Country

Estate & Letting Agents

Hartington Street, Handbridge

£299,950



This is a well-presented period three-bedroom semi-detached home located in a sought-after Chester suburb. It benefits from UPVC double glazing, gas central heating, and ample off-road parking. The internal accommodation comprises an entrance hall leading to a living room, dining room, and kitchen, with stairs rising to the first floor offering access to 3 bedrooms, a shower room, and WC. The property also has a mainly lawned enclosed rear garden with timber gated side access.

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DESCRIPTION

Located on a tree lined street in this perennially sought after Chester suburb within easy walking distance of the city centre, this well presented period three bedroom semidetached home is presented to a high standard throughout and benefits from UPVC double glazing and gas central heating. Externally, to the front of the property is ample off-road parking for several vehicles with timber gated side access leading to an enclosed predominantly lawned rear garden. Internal accommodation comprises an entrance hall with doors off, opening to the kitchen, living room and dining room and stairs off rising to the first floor accommodation, which offers access to 3 bedrooms, a shower room and WC.

LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. The property is located at the head of a Cul-de-Sac and Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Pleasant walks can be enjoyed along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Queen's Park Road, Turn right onto Queen's Park View, continue onto Hartington Street, turn left onto Appleyards Lane/Cheshire View, continue to

follow Appleyards Lane, turn right onto Allington Place, turn right to stay on Allington Place, turn right, turn right. The destination will be on the left.

ENTRANCE HALL

8'1" x 5'2"

The property is entered through a leaded double glazed composite front door, which opens to timber laminate flooring and an entrance hall with a radiator, stairs off, rising to the first floor accommodation and internal doors opening to the kitchen, the living room, and to the dining room.



LIVING ROOM

10'7" x 14'2"

With timber laminate flooring, continuing in from the entrance hall, the living room houses a cast iron living flame gas fireplace with a tile hearth and Adam Style Surround, a radiator and a window to the rear elevation.



FIREPLACE



DINING ROOM

10'6" x 10'2"

Also, with a timber laminate flooring flowing in from the entrance hall, and having a window facing the front elevation, radiator, and again also featuring a cast-iron living flame gas fireplace with a tile half an Adams style surround.



KITCHEN

10'9" x 7'2"

The kitchen is fitted with a range of Lightwood Green effect wall, base and drawer units. Work surface space houses stainless steel 1 and 1/2 bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include stainless steel oven, hob and extractor hood and a housing cupboard for the Worcester gas combination boiler. There is space and plumbing for a washing machine and slimline dishwasher, an understairs storage cupboard, a window facing the rear elevation and a UPVC double glazed back door opening to the rear garden.

FIRST FLOOR LANDING

With a window facing the side elevation, access to the loft space and doors off opening to all three bedrooms, the shower room and WC.



BEDROOM ONE

10'9" x 9'3"

Having timber laminate flooring, a window to the rear elevation, a radiator, two sets of fitted wardrobes placed either side of the flu, which houses an ornamental cast-iron fireplace.



SHOWER ROOM

8'4" x 4'2"

Installed with an oversized shower enclosure with dual headed thermostatic shower, wash hand basin with mixer tap, and vanity unit below. Partially tiled walls and ceramic tiled flooring, chrome heated towel rail, Recessed downlights set within the ceiling along with an extractor fan and an opaque window facing the rear elevation.



BEDROOM TWO

11' x 9'7"

Also with timber laminate flooring, a window facing the front elevation, a radiator and again featuring an ornamental cast-iron fireplace.



WC

Housing a low-level WC with an integrated wash hand basin with mixer tap and tiled splashback. A ceramic tiled floor and an opaque window facing the front elevation.



BEDROOM THREE

10'7" x 6'3"

Timber laminate flooring, a window facing the rear elevation and a radiator.



EXTERNALLY

To the front of the property is ample, off-road parking space for several vehicles with a

canopy porch over the front door with an external light and timber gated side access leading to the rear garden. The rear garden is predominantly laid to lawn with slight chip borders and patio area along with paved pathways to timber storage sheds, and outbuilding/store and external lighting and water supply.



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.

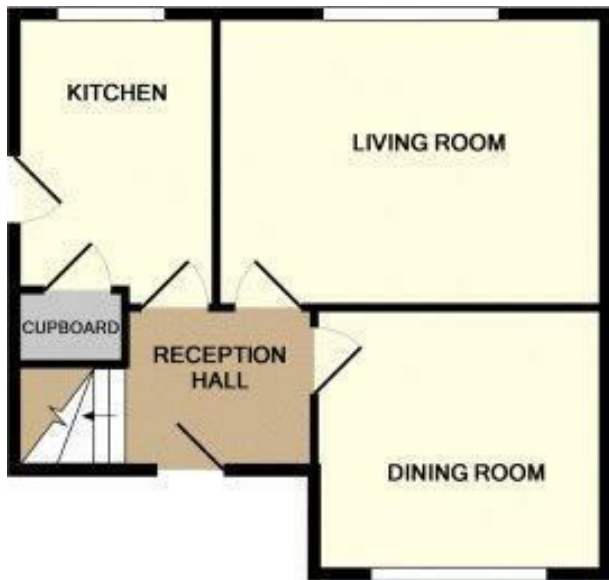
Tenure: Freehold

Council Tax Band: C £1928

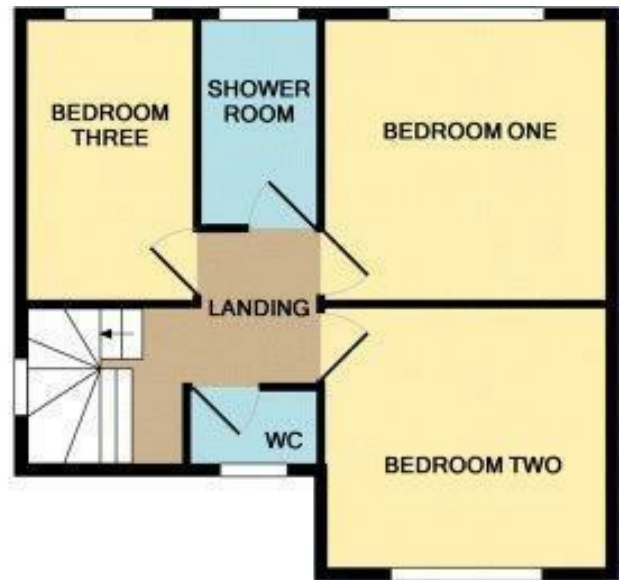
MORTGAGE SERVICES

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			83
(69-80) C		69	
(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	