

Town & Country

Estate & Letting Agents

Barony Way, Chester

£290,000



The property is well-maintained and has 4 bedrooms, a spacious sitting room with fireplace, a central lounge/diner, a fitted kitchen with natural light, a well-appointed bathroom, and a beautifully maintained garden with patio, driveway parking, flowers, shrubs, and mature trees.

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DESCRIPTION

The four bedroom bungalow is in excellent condition with adaptable living space. It features a well-proportioned sitting room with a fireplace and large picture window, leading to a lounge/diner at the centre of the property. The kitchen is fitted with wall and base units and has a large window allowing plenty of natural light. The property also includes a well appointed bathroom and a beautifully maintained garden with flowers, shrubs, mature trees, a patio area, and driveway parking in front of the garage.



LOCATION

Barony way, just off Lache Lane is situated less than 2 miles travelling distance of the city centre. Westminster Park is close by having an excellent parade of shops for everyday needs including Co-operative food store with a post office, a deli, butchers, fish mongers and a fruit and vegetable shop, local supermarkets are available in nearby Saltney. Within the area is good local schooling for nursery, primary and secondary education and the independent schools of King's and Queen's lie close by. The property is within easy walking distance of a frequent bus service to the city centre and beyond. Easy access is available to the A55 Chester Southerly by pass and motorway networks.

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 2nd exit onto Lache Lane, turn right onto Circular Drive, turn left onto Green Lane, slight left onto Barony Way. The destination will be on the left.

ENTRANCE HALL

6'2" x 3'4"

The front door is UPVC double glazed. Upon

entry, there is timber laminate flooring, a radiator, a cloaks cupboard, and doors leading to the living room and kitchen.



KITCHEN

11'6" x 8'2"

The kitchen is designed in an attractive shaker style and features cream wall, base, and drawer units. The wood-effect work surfaces blend well with the kitchen, and they incorporate a stainless steel 1 1/2 bowl sink unit with a mixer tap and tiled splashbacks. The floor is ceramic-tiled, and there's ample space for a washing machine, a dryer, and a cooker. The side-facing window offers a nice view, and the room has a radiator and access to the loft space. The dining room is accessible through the door.



DINING ROOM

15'2" x 9'3"

The room boasts a beautiful exposed beam vaulted ceiling and timber laminate flooring. It also features a radiator, as well as a second tall column-style radiator. Double doors lead to the living room, while another door opens to the inner hallway. Additionally, there are UPVC double glazed patio doors that open to the side of the property, revealing a secluded seating area.



LIVING ROOM

15'6" x 10'3"

Having a window facing the front elevation, radiator, timber laminate flooring and the central Adams style fire surround.

INNER HALLWAY

With doors leading off to all four bedrooms, as well as the bathroom, and timber laminate flooring throughout, this property also boasts a hatch opening to the loft complete with a retractable ladder.



BATHROOM

8'4" x 6'3"

The room features a built-in store cupboard that houses the gas combination boiler. It has a ceramic tiled floor, partially tiled walls, a radiator, and an opaque high-level window on the side elevation. The bathroom is installed with a P-shaped panel bath, electric shower, and curved protective screen. It also has a vanity unit that houses a dual flush low-level WC and a washbasin with a mixer tap.



BEDROOM ONE

21'2" x 8'5"

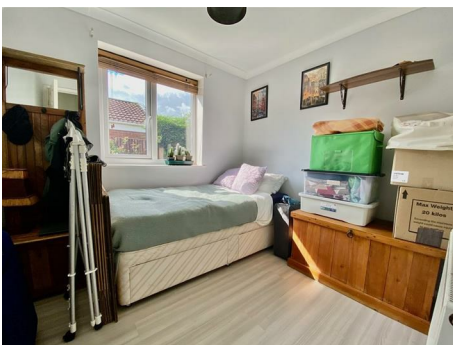
With timber laminate flooring, a radiator, a fitted double wardrobe with sliding mirror doors, and a UPVC double glazed door opening out to the rear garden patio area.



BEDROOM TWO

8'8" x 10'5"

Window to the rear elevation, timber laminate flooring and a radiator.



BEDROOM THREE

7'5" x 8'5"

Window to the side elevation, timber laminate flooring and a radiator.

BEDROOM FOUR

7'5" x 9'1" max

A double aspect room with a window facing the

front elevation and a second high-level window facing the side elevation, timber laminate flooring, a radiator and a built-in wardrobe.

GARAGE

Single brick built garage with power and light, and an up and over garage door with rear pedestrian access door.



EXTERNALLY

At the front of the house, there is off-road parking in front of the garage. A paved pathway leads to the front door, which is accompanied by an external courtesy light. On either side of the pathway, there is a lawn and garden filled with colourful, well-stocked beds and borders. The property features a timber gated access which leads to brick block pathways and a patio area outside the dining room. The pathway is accompanied by well-stocked, colourful shrubbed borders that lead to the rear garden, where another brick block patio area overlooks a beautifully presented lawned and shrubbed garden. The garden is well-stocked with a variety of established plants, shrubs, and trees, and features a gravel and paved pathway that meanders through the garden towards a timber potting shed located at the rear. The garden is enclosed by a combination of fence panels and hedging and there is an external power 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: D £2169

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



Total area: approx. 97.4 sq. metres (1047.9 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 most 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			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	