

Town & Country

Estate & Letting Agents

Briarwood Road, Ewloe

Offers In Excess Of £260,000



This contemporary detached family home is situated in a secluded cul-de-sac and is conveniently located for access to local motorways and amenities. It features gas central heating, UPVC double glazing, an entrance hall, a combined living/dining room, a well-appointed cream WC, a modern kitchen, a family bathroom, three bedrooms (principle with en-suite), off-road parking, a single integral garage, front lawn garden, and a predominantly lawn rear garden with a paved and gravelled patio area. The rear of the property is adjacent to fields.

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DESCRIPTION

Situated in a secluded cul-de-sac, this contemporary development comprises a bright and spacious detached family home that is equipped with gas central heating, UPVC double glazing and is conveniently located for access to local motorways and a range of essential amenities. The property itself boasts an entrance hall, a combined living/dining room, an inner hallway leading to a well-appointed cream WC, a modern kitchen with an array of units, and a first-floor landing that gives access to a family bathroom and three bedrooms. The principle bedroom features an en-suite facility. The front of the property comprises off-road parking spaces, a single integral garage, a lawn garden, and gated access to a predominantly lawn rear garden with a paved and gravelled patio area. The rear of the property is adjacent to fields.



LOCATION

This property is conveniently located within walking distance of highly sought-after educational institutions such as Ewloe Green Primary School and Hawarden High School, as well as notable amenities, including the St David's Business Park and the St Davids Park Hotel with gym. Moreover, the property's strategic location offers easy access to major commuter routes, such as the A55 and the M56/53 Motorways, facilitating convenient and swift travel across the region.

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, keep right at the fork, follow signs for Queensferry/A494 and merge onto A494, take the B5127 exit towards Buckley/Bwcle, at the roundabout, take the 1st exit onto B5127, turn right onto Holywell Road/B5125, turn right onto Briarwood Road. You will arrive at your destination.

ENTRANCE HALL

The property is entered through a double-glazed, timber panel front door which leads to a ceramic tiled floor. The space is further characterized by a radiator, a window facing the side elevation, and an internal door that opens to the living/dining room.



LIVING/DINING ROOM

23'0" x 10'6"

The double aspect room features a front-facing window and UPVC double glazed French doors that open to the rear garden. Additionally, it includes two radiators and timber laminate flooring. An inner hallway can be accessed via a door off the room.



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HALLWAY

With a staircase leading to the first floor accommodation, the hallway features a radiator, a door opening to the kitchen, and another door opening to the cloakroom WC.



CLOAKROOM WC

The cloakroom has been equipped with a low-level WC featuring a dual flush hidden cistern. Additionally, a corner wash hand basin with a mixer tap and tiled splashback has been installed. The room is also fitted with a radiator and an extractor fan.



KITCHEN

10'9" x 8'0"

The kitchen is installed with a range of attractive gloss, fronted, wall, base and drawer units complemented by stainless steel handles. Ample wood effect work surface space houses, a stainless steel one and a half bowl sink unit with mixer tap. Integrated units include a stainless steel oven, microwave, gas hob with extractor hood above, along with a fridge and freezer. There is a window to the rear, plumbing and space for a washing machine, recessed downlights set within the ceiling, and a double glazed back door opening to the side of the property.



FIRST FLOOR LANDING

The three bedrooms and bathroom are accessible via doors off the first floor landing. Additionally, there is access to the loft and an opaque window to the rear elevation. The hot water cylinder is housed in a deep built-in cupboard.



BEDROOM ONE

13'0" x 11'3"

The primary bedroom is equipped with a radiator and an internal door that opens up to the ensuite shower room. The window is to the rear, framing the views of the surrounding farmland.



ENSUITE

7'9" x 2'11"

An ensuite shower room is equipped with a separate shower enclosure featuring a dual-head, thermostatic shower. Additionally, the room contains a dual-flush, low-level WC, wash hand basin with mixer tap, and vanity unit below. A chrome heated towel rail, partially tiled walls, and ceramic tiled floor, while the ceiling features recessed downlights. An opaque window, located on the side elevation, provides privacy.



BEDROOM TWO

11'2" x 10'2"

With a window facing the front elevation and a radiator.



BEDROOM THREE

8'0" x 7'7"

Also with a window facing the front elevation and a radiator.



FAMILY BATHROOM

8'0" x 6'3"

The bathroom is equipped with a contemporary white three-piece suite, comprising a panel bath with thermostatic shower and protective screen, a hidden system dual flush low level WC, and a wash hand basin. The walls are partially tiled and a chrome heated towel rail is installed, while recessed downlights and an extractor fan are incorporated within the ceiling. An opaque window faces the rear elevation, ensuring privacy while allowing for natural light.



EXTERNALLY

The property is approached via twin off-road parking spaces, located in front of a single garage. A lawn garden and paved pathway lead to the front entrance, with a courtesy light. Gated side access is also available, leading to the rear garden. The predominantly lawn garden located to the rear of the property features a paved and gravelled patio area that is enclosed by a combination of fence panels and hedging. The surrounding fields provide a picturesque view. Additionally, external lighting and a water supply are available for added convenience.

GARAGE

16'4" x 8'2"

A single garage, with an up and over door, featuring 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

Council Tax Band: E £2330

PLEASE NOTE: The property is located on an unadopted road. (Our vendor is willing to provide an indemnity policy if required).

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.

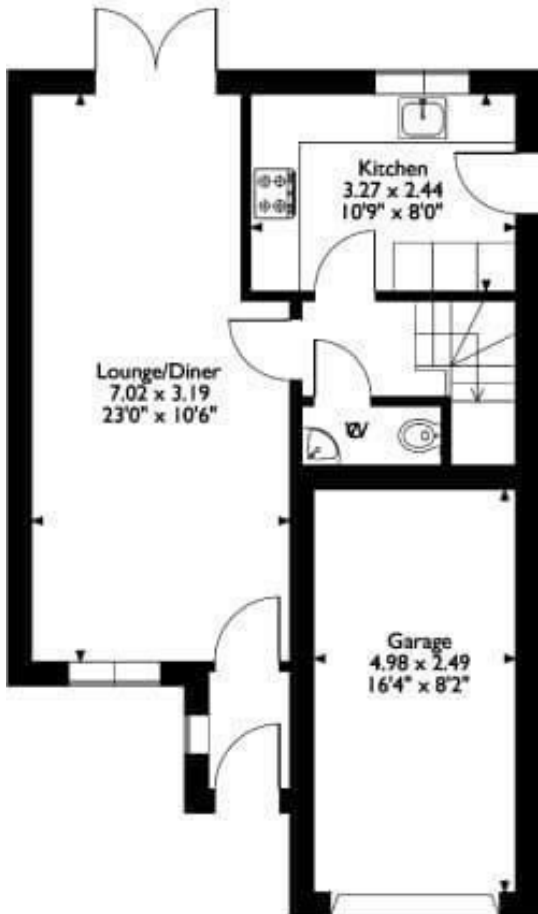
Briarwood Road Ewloe, Deeside, Flintshire

Approximate Gross Internal Area

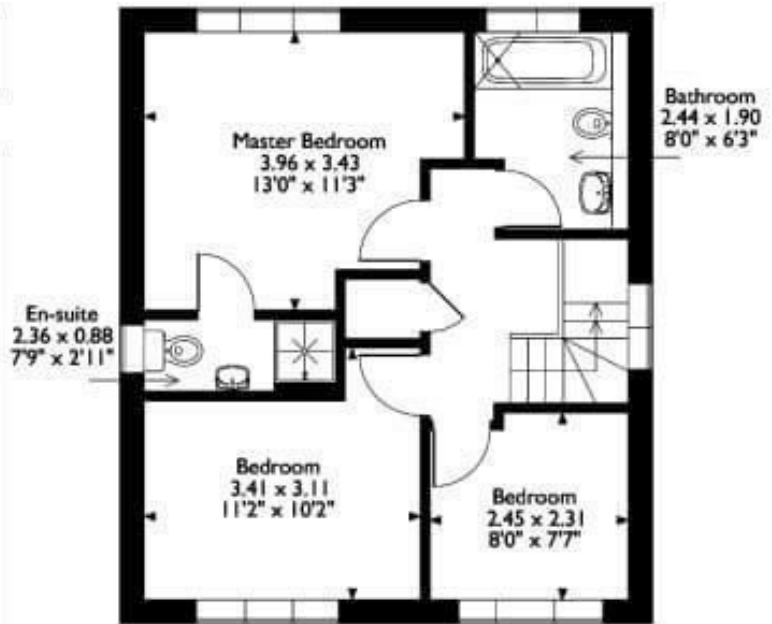
Main House = 79 Sq M/850 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 91 Sq M/979 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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	