

Town & Country

Estate & Letting Agents

Allington Place, Handbridge

£260,000



This three-bedroom property is located in the highly sought-after Chester suburb of Handbridge, walking distance from the city centre. It features a spacious entrance hall, a beautifully designed living room, an orangery, a tastefully decorated bathroom, two generously sized bedrooms, a study and a loft bedroom. The property also has off-road parking and a rear garden with shrubs and a paved patio. It is predominantly double glazed with UPVC and has gas-fired central heating.

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DESCRIPTION

This property, located in a highly sought-after Chester suburb of Handbridge, which is conveniently situated within walking distance of the city centre. The three-bedroom property is situated on a generous size fan-shaped plot, complete with off-road parking and a rear garden featuring shrubs, a paved patio. The property is predominantly double glazed with UPVC and features gas-fired central heating. Upon entering the property, you will find yourself in a spacious and welcoming entrance hall. Moving on, you will be greeted by a beautifully designed living room, adjacent to the living room, an orangery providing ample natural light. The first-floor landing, you will find a tastefully decorated bathroom, two generously sized bedrooms are also located on this floor, a study and stairs off providing access to the loft bedroom.



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. 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. The destination will be on the right.

ENTRANCE HALL

The property is entered through a leaded and double-glazed composite front door which opens up to an entrance hall. The hallway features a radiator and a staircase leading up to the first-floor accommodation. An internal door provides access to the living room.



LIVING ROOM

13'9" x 12'6"

The room features exposed floorboards, a radiator, a window facing the front elevation, ornate coving to the ceiling, double doors leading to the kitchen/dining room, and a cast iron solid fuel burner mounted on paved flagstones.



KITCHEN/DINING ROOM

16'9" x 8'9"

The kitchen/dining area is equipped with a variety of pine-styled wall-mounted, base, and drawer units, which include display cabinets. The work surface comprises a stainless steel single-drainer sink unit with a mixer tap and a tiled splashback. The area accommodates a cooker with an extractor hood installed above it, as well as space and plumbing for a washing machine, along with a storage cupboard, a radiator, a ceramic tile floor, two rear-facing windows, and a UPVC double-glazed door that opens to the rear garden and then through to the conservatory.



ORANGERY

The orangery boasts the ceramic tile flooring that flows seamlessly from the kitchen/diner, exposed brick walls, a radiator, double glazed sealed units are set within wooden frames and are complemented by French doors that lead to the rear garden.

FIRST FLOOR LANDING

With a window to the side elevation, a built in cupboard over the stairs, housing, the gas combination boiler and doors off opening to 2 bedrooms, the bathroom and study.



BEDROOM TWO

9'3" x 10'1"

With a window facing the front elevation and a radiator.



BEDROOM THREE

8'4" x 8'2"

Window to the rear elevation and a radiator.



BATHROOM

6'1" x 4'6"

The bathroom is equipped with a three-piece suite that includes a P-shaped panel bath featuring a thermostatic shower and a protective screen above, a low-level dual flush WC, and a wash hand basin with a vanity unit beneath. The suite is complemented with a chrome heated towel rail, an opaque window facing the front elevation, fully tiled walls, and a ceramic tile floor.



STUDY

11'9" x 4'10"

The study benefits from a window facing the rear elevation, a radiator, a generous size, built in cupboard under the stairs, which rise to the loft bedroom.



LOFT BEDROOM

16'7" x 13'5" max

The loft bedroom features a vaulted ceiling and exposed beams, accompanied by a circular double-glazed sealed window unit set within a timber frame facing the side elevation. Additionally, a double-glazed skylight is positioned on the rear elevation, alongside a radiator.



EXTERNALLY

Externally, the property is approached over gravel, off-road parking with a paved pathway leading to the front door and gated side access to the rear garden. A generous size South Wesley facing rear garden with a large paved patio area, lawn and shrub gardens, double timber gated rear vehicle access, and a timber shed. The property also benefits from having outside power, lighting and a water supply.



OUTBUILDING

13'7" x 9'7"

Accessed through a timber glaze door with a window to the side elevation. Timber frame double glaze sealed unit and a skylight. An ideal workspace/studio.



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.

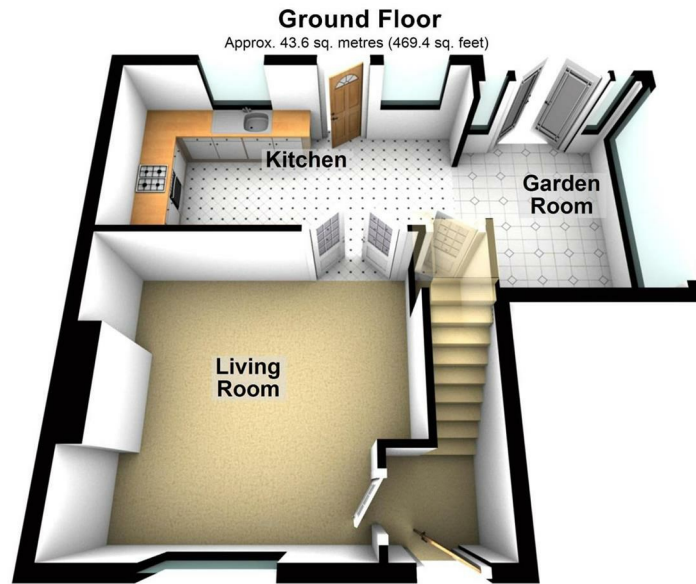
Tenure: Freehold

Council Tax Band: B £1687

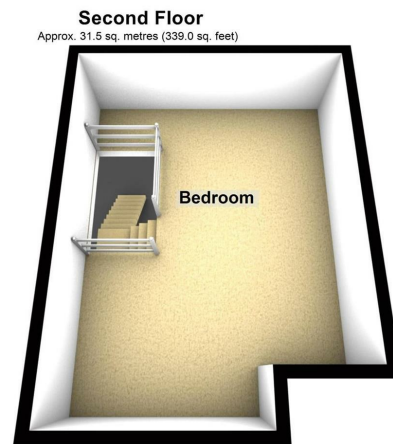
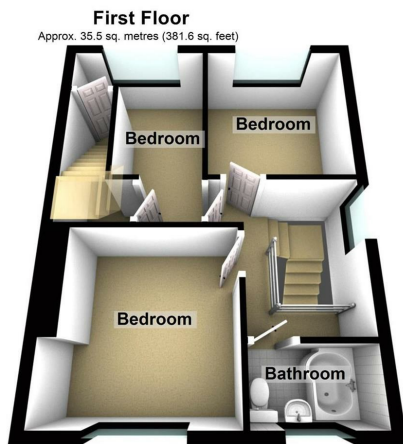
MORTGAGE SERVICES

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. 110.6 sq. metres (1190.0 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			82
(69-80) C		66	
(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	