

Town & Country

Estate & Letting Agents

Sheringham Close, Saltney

Offers Over £170,000



This charming two-bedroom semi-detached home is located in a peaceful cul-de-sac in Saltney. It features gas central heating, UPVC double glazing, and a well-designed interior. The living room is perfect for relaxation, while the kitchen/dining area is ideal for entertaining. Upstairs, there are two double bedrooms and a modern bathroom. The property also offers off-road parking, a rear garden with a patio area, and a timber shed for storage.

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DESCRIPTION

Nestled in a charming cul-de-sac within the sought-after Cheshire suburb, this delightful two-bedroom semi-detached home is an ideal retreat for those seeking a peaceful yet convenient living experience. The property boasts several features that make it an attractive proposition for potential buyers. The benefits of gas central heating and UPVC double glazing ensure a comfortable living experience, even during the cold winter months, while the internal accommodation is perfectly designed to cater to modern living. The living room is a cosy haven, perfect for relaxation and entertainment, and the kitchen/dining room offers a spacious area for cooking and dining with friends and family. Upstairs, the landing leads to two generously sized double bedrooms, the bathroom is well-appointed and features a modern suite. The front of the property boasts off-road parking for vehicles, and a canopy port above the front door. The side access leads to a rear garden, which is laid to lawn with a paved patio area, perfect for outdoor entertaining or relaxation. A timber shed provides additional storage space for garden tools and equipment.



LOCATION

Sheringham Close lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

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, continue onto Green Lane, turn right onto Courtney Road, turn left onto Sheringham Close.



LIVING ROOM

14'1" x 13'2"

As you enter the living room, you'll notice a large window to the front elevation. There's also a radiator and a set of stairs leading up to the first floor. The stairs have spindle balustrades, which adds to the overall aesthetic of the space. Additionally, there's an arched throughway which connects the room to the kitchen/diner, creating a seamless flow between the two areas.



KITCHEN

13'2" x 8'6"

The kitchen boasts an array of wall, base, and drawer units and houses the Worcester gas combination boiler. The work surface area features a stainless steel single drainer, one and a half bowl sink unit, complete with a mixer tap and tiled splashback. Additionally, the kitchen is equipped with stainless steel oven, hob, and extractor appliances that are seamlessly integrated into the design. A window to the rear elevation, radiator, stairs, storage cupboard, and a patio door leading to the paved patio area of the rear garden complete the space. Furthermore, the kitchen is outfitted with plumbing and space for a washing machine.



FIRST FLOOR LANDING

The first floor landing features a radiator for heating, while providing access to the loft space via a retractable ladder. The space also offers access to two double bedrooms, as well as to the bathroom.



BEDROOM ONE

13'2" x 8'5"

The first bedroom features a built-in deep store cupboard, timber laminate flooring, a window to the front elevation and a radiator.



BEDROOM TWO

13'2" x 8'2"

The second bedroom benefits from a window facing the rear elevation and a radiator.



BATHROOM

6'1" x 5'6"

The bathroom has been fitted with a white suite which includes a panel bath with an electric shower overhead, a dual flush low level WC, and a pedestal wash hand basin. The walls are partially tiled, and there is a radiator for heating. An extractor fan has been set within the ceiling to enhance ventilation. Additionally,

there is an opaque window to the side elevation, providing natural light and ventilation.



EXTERNALLY

The property offers off-road parking at the front, featuring pavers that lead to the front entrance, which is protected by a canopy porch with light and timber side access leading to the rear garden. The rear garden features a central lawn area with a shrub border, a paved patio area, and a pathway leading to a timber shed and gravel seating area with mature trees. The area is well-lit with an outside light and has a water supply. It is enclosed by a series of timber fence panels, ensuring privacy.

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

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.

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.

