

# Town & Country

Estate & Letting Agents

Bretton Lane, Chester

£369,950



Situated in the semi rural area of Bretton, with easy access to the city centre, Broughton shopping centre, local motorway networks, as well, as a wealth of other convenient amenities, this beautifully presented three bedroom cottage boasts many characterful features and benefits from being predominantly UPVC double glazed and having gas central heating along with an internal accommodation, comprising a living room with exposed beams and a beautiful fireplace, a dining room, kitchen, utility/cloakroom, WC and a first floor landing offering access to 3 bedrooms and a contemporary four piece bathroom suite. Externally the property is approached through a farmhouse gate and over a gravel driveway leading to a detached garage alongside well stocked, lawned and shrubbed front garden. To the side of the property is a potting shed, a paved patio area and a further garden laid lawn with shrubbed borders.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

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## LOCATION

The property is situated in an attractive setting, to the Southwest of Chester. Bretton is well-served with amenities via the nearby Broughton Park shopping parade, incorporating various supermarkets including a Tesco superstore, restaurants, fashion retail outlets and a Cineworld cinema. Chester city provides a more comprehensive offering along with the racecourse, river dee and a wealth of local amenities. State schooling is well provided at Broughton Primary School and St David's High School, Saltney and excellent independent schools include King's and Queen's Schools in Chester. The area is well-placed for commuting to the commercial centres of the Northwest via the A55, North Wales Expressway, which is within 1.5 miles, in turn leading to the M53, M56 and M6 motorway networks.

## DIRECTIONS

Go south on Lower Bridge St towards St Olave St. Then, turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. After 0.7 miles, at the

next roundabout, take the 3rd exit onto Hough Grn/A5104 towards Saltney. After 1.2 miles, continue straight to stay on Hough Grn/A5104. After 3.6 miles, turn left onto Bretton Ln. Your destination will be on the left after 3.9 miles at Bretton Lane, Bretton, Chester CH4 0DX, UK.



## LIVING ROOM

13'2 x 12'10

The property is entered through a composite double glazed front door, which opens to oak flooring and a living room with an exposed beam ceiling, a radiator, a window to the front elevation and a solid fuel burner, sitting on engineered bricks with an exposed brick surround beneath an oak mantle. An open Thruway leads into the dining area.



## FIREPLACE



## DINING ROOM

13'4 x 9'1

With the continuation of the oak flooring from the living

room beneath an exposed beam ceiling with a radiator and double aspect, windows facing front and rear elevations. Lever latch door opens to the kitchen.



## KITCHEN

14'6 x 10'2

Fitted with a range of wall, base and drawer units, complemented by wooden work surfaces housing a Belfast sink unit with mixer tap and tile splashback. There is space and plumbing for a dishwasher space for a range cooker beneath an extractor hood, quarry tile flooring, a shelved pantry, a radiator, recessed downlights set within the ceiling, a window to the side elevation, a second single glazed window to the rear elevation, and a composite and double glazed stable style door opens to the side elevation of the property. A glazed internal door opens to the inner hallway.

## INNER HALLWAYS

Continuation of the quarry tiles from the kitchen, stairs off rising to the first floor accommodation, a radiator and opening to the combination utility/cloakroom WC.

## UTILITY/CLOAKROOM WC

With plumbing for a washing machine and work surface above, and also installed with a low level hidden cistern WC along with a wash hand basin with tile splashback and an opaque window to the side elevation.

## FIRST FLOOR LANDING

With a decorative window facing the side elevation, a skylight and stripped pine internal doors off opening to all three bedrooms and to the bathroom.



## PRINCIPAL BEDROOM

13'3 x 13'1

With a window facing the front elevation, access to the loft space and a radiator.



## BEDROOM TWO

13'3 x 8'4

Having windows facing the front and side elevations and a radiator.



## BEDROOM THREE

10'1 x 9'3

Window to the side elevation, and a radiator



## BATHROOM

11'1 x 6'6 max

Installed with a beautiful, white four piece bathroom suite, comprising a hidden cistern, dual flush, low level WC with an integrated cupboard, wash hand basin with vanity unit below, a panel bath with a central mixer tap, a corner shower enclosure with thermostatic dual shower, an anthracite heated towel rail, extractor fan, recessed downlights set within the ceiling, and two opaque windows, facing the side elevation .



## EXTERNALLY

The property is approached over a gravelled driveway and through a farmhouse gate, which leads to paved parking and a double garage. To the front of the property is a paved patio area with two steps rising to a lawn garden with an established shrub and planted border enclosed by hedging. To the side of the property is a garden and a further paved patio area with access to a potting shed and a second lawn garden again later lawn with an established shrub and planted border enclosed by a combination of fence panels and hedging. Around the property is a variety of 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.

Council Tax: G

Tenure: Freehold

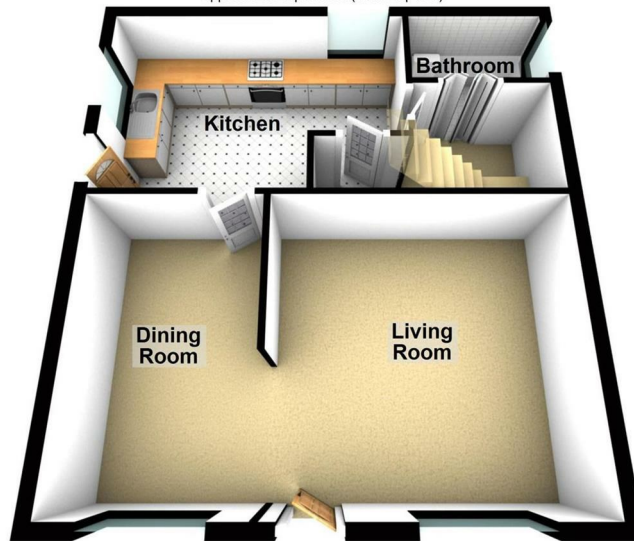
## MORTGAGE SERVICES

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.**

### Ground Floor

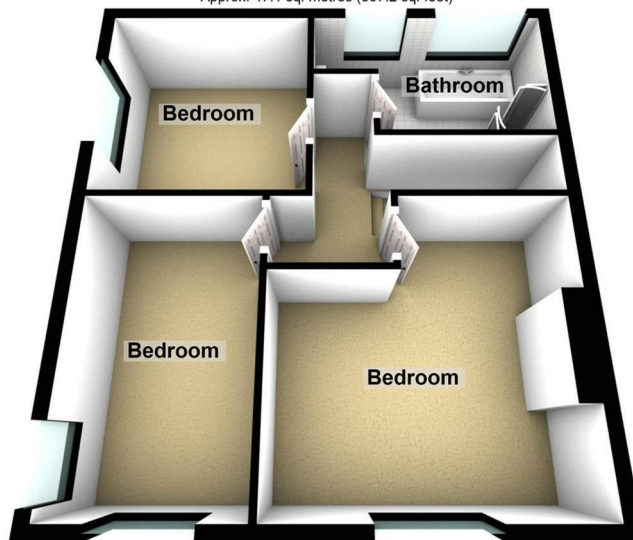
Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

### First Floor

Approx. 47.1 sq. metres (507.2 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		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	