

Town & Country

Estate & Letting Agents

Church Road, Saughall

£335,000



A modernised and improved three-bedroom semi-detached house, situated on a generous sized plot offering adaptable family accommodation and located within the heart of this popular village. Viewing is essential to appreciate this lovely home.

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Church Road, Saughall

DESCRIPTION

The property benefits from both gas central heating and UPVC double glazing, this substantial home is well presented throughout and offers, spacious and adaptable family accommodation. The property has an entrance hall with a cloakroom WC off, an expansive double aspect living room with French doors opening out to the rear garden. A sitting room (this is currently being utilised as a double bedroom) and a beautiful light and spacious contemporary kitchen with its fabulous dining area making it an ideal entertaining space, again having the advantage of French doors opening to the rear garden. The first-floor landing allows access to all three bedrooms and a modern bathroom fitted with a white suite. Externally, entered via a timber farmhouse style five bar gate, opening to ample off-road parking for up to 5 cars, the area is partially tarmacked and gravelled alongside a lawn and shrubbed garden and a paved pathway leading to the front door with an external light. The rear garden has a large decked and gravelled patio area, along with a predominantly lawned garden. There is a prefabricated garage for the purposes of storage and external water and power supply.



LOCATION

This property is situated within the heart of the village of Saughall which lies approximately 4 miles to the North West of Chester. Saughall provides a range of amenities including day-to-day shopping facilities, primary schooling, church, hairdressers, pharmacy, doctors surgery and public houses. A regular public transport service operates into Chester City centre and good road links facilitate daily travel to the surrounding areas of commerce and industry.

DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street. At the roundabout, take the 2nd exit onto Nicholas Street A5268. Continue to follow A5268. Continue straight onto St Martin's Way/A5268. At the roundabout, take the 1st exit onto Upper Northgate Street A5116. Continue straight onto Parkgate Road A540. At Parkgate Rd Roundabout, take the 3rd exit onto Abbots Mead/Parkgate Road A540. Continue to follow Parkgate Road A540. Turn left onto Long Lane. Continue onto Church Road. And the property will be located on the right.

ENTRANCE HALL

The property is entered through a composite, leaded double glazed front door, opening to timber laminate flooring. Recessed downlights, a radiator, stairs off rising to the first-floor accommodation. A window to the front elevation and doors off opening to the cloakroom WC, living room, sitting room/dining room and the kitchen.



LIVING ROOM

15' 6" x 13' 3"

A lovely double aspect room, with a built-in shelved alcove and a radiator. A window facing the front elevation, and a UPVC double glazed French door opening to the rear garden and decked patio area.



SITTING ROOM

12' 4" x 10' 3"

Having a window facing the rear elevation, recessed downlights and a radiator. (This room is currently utilised as a ground floor double bedroom).



KITCHEN/DINER

19' 7" x 13' 9"

This contemporary kitchen and dining area is a wonderful room for entertaining and fitted with a range of attractive shaker style, wall, base and draw units with separate matching island with solid wood surface and integrating breakfast bar. Ample work surface space houses a 1 1/2 resin sink unit with mixer tap and tiled splashback. Integrated units include a Neff stainless-steel oven, stainless steel ring gas hob and extractor hood above, dishwasher and washing machine. A window faces the front elevation and set within the ceiling are recessed downlights, lovely oak flooring throughout, a radiator and French doors open out to the rear garden and patio area.



CLOAKROOM W.C

Housing a dual flush low level WC and corner wash hand basin, with mixer tap. Tiled splashback, timber laminate flooring and recessed downlights set within the ceiling. An opaque window faces the front elevation.

FIRST FLOOR LANDING

With access to the loft space, a window facing the front elevation, a shelved linen cupboard and doors off, opening to all three bedrooms and to the modern bathroom.



BEDROOM ONE

12'5 x 9'3

With recessed downlights within the ceiling, radiator and a window facing the rear elevation.



BEDROOM TWO

13'2 x 7'5

Window to the rear elevation and radiator.



BEDROOM THREE

8'6 x 7'4

With recessed downlights set within the ceiling, a radiator and a window facing the front elevation.



BATHROOM

6'5 x 5'6

The bathroom is installed with a beautiful, contemporary suite comprising a panelled bath with central water fall style mixer tap and thermostatic dual head shower with a protective screen above. A dual flush low-level WC, wash hand basin, with a waterfall mixer tap and a vanity unit below. A chrome heated towel rail, partially tiled walls and an opaque window facing the front elevation. Set within the ceiling are recessed downlights and an extractor fan.



EXTERNALLY

The property is entered through a timber farmhouse style five bar gate opening to ample off-road parking, partially tarmacked, and gravelled alongside a lawned and shrubbed garden. A paved pathway leads to the front door with an external light. The rear garden has a large decked and gravelled patio area, a predominantly lawned garden with hedging to the rear enclosed by a series of timber fence panels. A prefabricated garage utilised for the purposes of storage. An external water and power supply.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: B £1710.00

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.

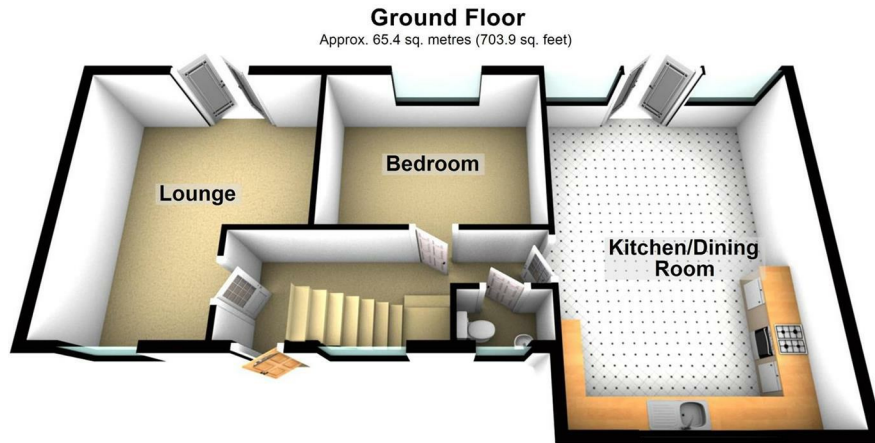
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

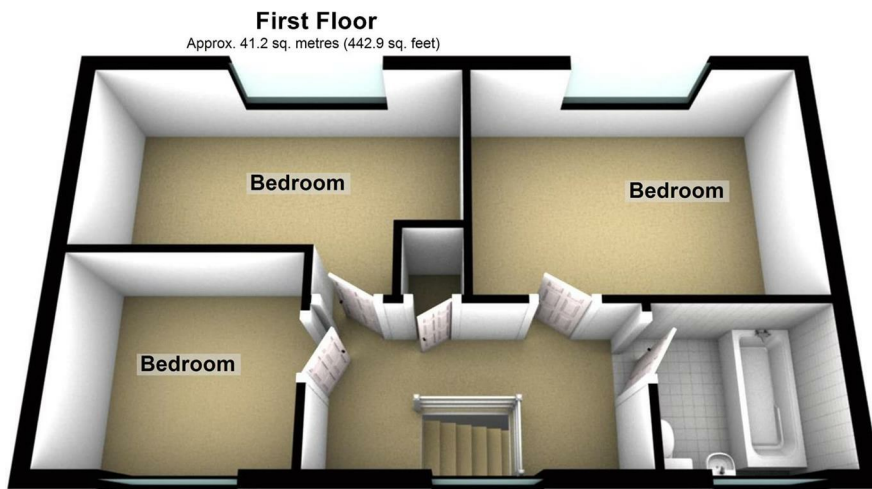
MORTGAGE SERVICES

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. 106.5 sq. metres (1146.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			72 85
(81-91) B			
(69-80) C			
(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	

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.