

# Town & Country

Estate & Letting Agents

Eaton Mews, Handbridge

Guide Price £375,000



This property has three floors with a dining section, contemporary kitchen, and seating area on the ground floor. The first floor has two double bedrooms, a four-piece bathroom suite, and two dressing rooms. The principal bedroom and ensuite shower room are located on the second floor. It is highly recommended to view this property in person as its true value is not immediately apparent.

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## DESCRIPTION

It is highly recommended that this property be viewed in person, as its true value is not immediately apparent at first glance. The internal layout of the property spans three floors, with the ground floor comprising three separate areas: a dining section at the front, a contemporary kitchen in the centre, and a seating area at the rear, complete with a media wall and bifold doors that open onto a courtyard garden. Moving up to the first floor, a stainless steel banister and glass balustrades lead to two double bedrooms, a four-piece bathroom suite, and two dressing rooms, which in turn house a staircase leading to the second floor. The principal bedroom and ensuite shower room are located on this floor.



## 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 Eaton Road, turn right onto Eaton Mews. The destination will be on the left.



## GROUND FLOOR

40'8 x 14'8

The ground floor is an impressive open-plan area with a ceramic tile floor that spans the entirety of the space. The front elevation boasts a bay window with plantation shutters, allowing for an abundance of natural light to flood the room. Recessed downlights are set within the ceiling, providing additional illumination, while two tower column-style radiators help to keep the space warm. A built-in cupboard houses the gas combination boiler, and fitted base units can be found within the dining area. Two skylights and a media center can be found in the space, along with a radiator and bifold door in the sitting area, which opens out to the rear courtyard. The stairs, featuring stainless steel banisters and glass balustrades, rise to the first floor accommodation. Below the stairs, a plethora of storage cupboards are available for cloaks and shoes, along with housing for a washing machine and ample space for an American-style fridge freezer. A door off to the side opens to a cloakroom WC, providing additional convenience and functionality to the space.



## KITCHEN AREA

The open plan kitchen area comprises a varied selection of base and drawer units with high-gloss fronts, Corian work surfaces which incorporate a breakfast bar and a stainless steel, one and a half bowl sink with an adjustable Quooker instant hot water mixer tap. The kitchen also contains a range of integrated appliances, including two single ovens, a combination microwave and grill with a warming drawer below, an induction hob with extractor above, and a dishwasher.



## CLOAKROOM WC

The cloakroom is equipped with a dual flush, low level WC, as well as a corner-mounted wash hand basin and an extractor fan.

## FIRST FLOOR LANDING

The first floor of the property boasts a continuation of the stainless steel banister and glass balustrades from the ground floor. These rise to recessed downlights set within the ceiling, which illuminate the space. Doors off the landing lead to the family bathroom, both first floor double bedrooms, and an additional door opening to the dressing room. The dressing room is equipped with a staircase that rises to the principal bedroom, which features an ensuite shower room.



## FAMILY BATHROOM

10'6" x 5'5"

The contemporary four-piece suite is an elegant amalgamation of modern design and functionality. It includes a standalone bath, equipped with a central mixer tap and handheld shower extension. The suite also comprises a flush low-level WC and a vanity unit that houses a wash hand basin with a mixer tap. An oversized corner shower enclosure with dual head thermostatic shower, fully tiled walls, a chrome heated towel rail, an opaque window facing the rear elevation, and recessed downlights under the extractor, set within the ceiling.



## BEDROOM TWO

16'0" x 8'6"

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



## BEDROOM THREE

13'4" x 8'6"

The third bedroom has a window facing the front elevation and a radiator.

## DRESSING ROOM

9'6" x 5'5"

The dressing room is equipped with both higher and lower clothing rails, in addition to shoe shelves for storage. Above these shelves are recessed downlights that are integrated into the ceiling. The staircase leading to the principal bedroom is also located within this room.



## PRINCIPLE BEDROOM

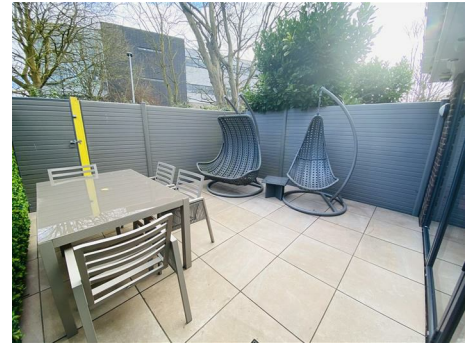
14'6" x 14'3" max

The principle bedroom is equipped with two skylights that face the rear elevation. The ceiling is fitted with recessed downlights, and there is a radiator present as well. Four doors provide access to storage space and another door opens to the attached ensuite shower room.



## ENSUITE SHOWER ROOM

The ensuite shower room is equipped with a three-piece suite, which includes a corner shower enclosure with thermostatic shower, a dual flush, low-level WC, and a pedestal wash hand basin with mixer tap. Additionally, the bathroom features a chrome heated towel rail, partially tiled walls, and a skylight with opaque glass facing the rear elevation.



## EXTERNALLY

A well-constructed paved pathway leads up to the entrance of the establishment, flanked by a low-maintenance, pebbled front garden. The courtyard garden at the rear can be accessed through the bifold doors on the ground floor, revealing an alluring porcelain paving, enclosed by composite fencing. The courtyard is equipped with pedestrian gated access, outside lights, and a water supply.

## GARAGE

There is a garage included with the property, located to the right hand side. The garage has been refurbished and can be utilised for a number of purposes, with the advantage of 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: D £2169

## 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.**

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