

Town & Country

Estate & Letting Agents

Llys Derwen, Higher Kinnerton

£179,950



Situated on a modern development within a lovely, sought after village which offers easy access to Chester, Mold and Wrexham along with local motorway networks and the host of amenities. This well presented two bedroom home benefits from gas central heating, UPVC double glazing and the internal accommodation comprises an entrance hall, kitchen, living room and a first floor landing offering access to the two bedrooms and a bathroom. Externally, to the front of the property is a lawned garden along with a brick outbuilding and canopy porch over the front door. To the side of the mews is allocated off-road parking. The rear garden is low maintenance being predominantly paved with the timber shed and rear pedestrian access.

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DESCRIPTION

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DIRECTIONS

From 33 Lower Bridge Street, Chester, head south on Lower Bridge St towards St Olave St, then turn right onto Castle St. Continue on Grosvenor Rd/A483 at the roundabout, taking the 2nd exit onto Lache Ln. Stay on Lache Ln and make a slight left onto Main Rd before turning right onto Llys Derwen. Your destination will be on the right at 8 Llys Derwen, Higher Kinnerton, Chester, UK.

LOCATION

The property is located in the sought after and family friendly village of

Higher Kinnerton, the village is a short drive from of Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of Wrexham and Mold. The village centre provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, post office, two public houses, church and children's play park, with regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.



ENTRANCE HALL

9'5 x 6

The property is entered through a UPVC stain glass double glazed front door which opens to an entrance hall with stairs, providing access to the first floor accommodation and a storage cover below, a radiator, a doorway leading into the kitchen and a second doorway leading to the living room.



KITCHEN

8'8 x 6'2

The kitchen is fitted with a range of gloss grey wall, base and drawer units complimented by stainless steel handles. Worksurface space houses a stainless steel one and a half bowl sink unit with a mixer tap. Integrated appliances include an oven, hob and stainless steel extractor hood, there is space and plumbing for a washing machine and space for a tall fridge freezer. The walls are partially tiled and a window faces the front elevation.



LIVING ROOM

12'8 x 12'6

Featuring a living flame gas fire with a quarry tiled hearth, a radiator and a double glazed patio door opening to the rear garden.

FIRST FLOOR LANDING

The landing provides access to both bedrooms and the bathroom.



BEDROOM ONE

12'7 x 10'2 (max)

The principal bedroom has a window to the rear elevation with a radiator below.



BEDROOM TWO

The second bedroom has windows to the front elevation with radiator below.



BATHROOM

11'6 x 6'6

Having a built-in store cupboard and installed with a white, modern suite comprising a panelled bath with mixer tap and thermostatic dual headed shower with a protective screen, a dual

flush low level WC and a pedestal wash hand basin. The walls are partially tiled with a radiator, extractor fan and an opaque window that faces the front elevation.



EXTERNALLY

The property is approached over a paved pathway running through a lawned garden towards the front door with a canopy porch, light, water supply and brick built storage which houses the electric consumer units and the gas combination boiler. Allocated parking for the property is situated to the side of the mews. The rear garden is low maintenance being predominantly paved with the timber shed and rear pedestrian access.

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

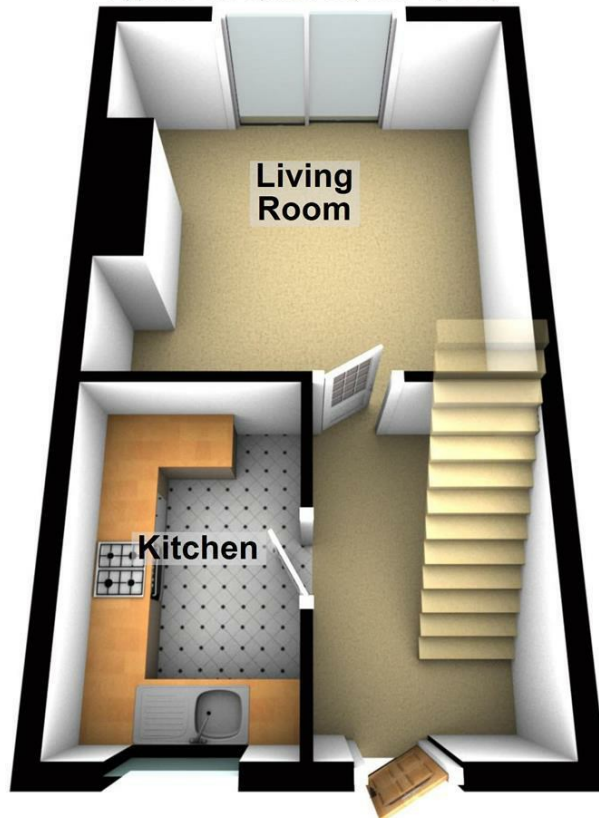
The agents have not tested the appliances listed in the particulars. Council Tax Banding: C
Tenure: Freehold.

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. 27.5 sq. metres (296.0 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 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 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			90
(81-91) B			
(69-80) C		72	
(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	