

Town & Country

Estate & Letting Agents

Trefoil Close, Huntington

£275,000



Situated on a generous corner plot within the highly regarded Chester suburb of Huntington, this beautifully presented three bedroom, semi detached home is appointed to the highest standards throughout and should be viewed to be fully appreciated. With the benefits of UPVC double glazing along with central heating, the internal accommodation comprises an entrance hall, a living room with glazed oak double doors opening to the dining room and an arched throughway off the dining room. The first floor landing offers access to a lovely modern white three-piece bathroom suite, the principal bedroom, with built-in double wardrobes and shelved cupboard and two further bedrooms. Externally, the property is approached over a resin bounded driveway with a white gravel and shrub garden. Secure timber side access opens to the low maintenance rear garden, with pressed pattern concrete with a pebble and stone shrubbed border and access to a wooden summer house.

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Trefoil Close, Huntington

LOCATION

Trefoil Close is located in the popular district of Huntington with an array of quality amenities close by and easy accessibility to the A55 Chester southerly by pass and M53/M56 motorway networks as well as local schools. Chester City Centre is approximately 5-10 minutes travelling distance and pleasant walks can be enjoyed close by in the Caldly Valley Nature Park.



DIRECTIONS

From our office on Lower Bridge Street, Chester head 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. Continue on Wrexham Rd/A483 towards N. WALES Wrexham, taking the 2nd exit at the next roundabout to stay on Wrexham Rd/A483. Merge onto N Wales Expy/A55 via the slip road to M6/M56/M53. At junction 39, take the A5115/A41 exit to Chester/Whitchurch. Take the A5115 NW slip road and turn left onto Caldly Valley Rd and at the roundabout, take the 2nd exit and stay on Caldly Valley Rd. Turn left onto Trefoil Cl, then left onto Lucerne Cl. Finally, turn right to stay on Lucerne Cl, and you will arrive at 15 Trefoil Close, Huntington.

ENTRANCE HALL

The property is entered through a grey composite front door with an oval inset leaded double glazed window which opens to timber laminate flooring, with a tall column anthracite radiator and an oak door opening to the living room.



LIVING ROOM

13'3" x 12'10" (max)

With timber laminate flooring, a window to the front elevation with a radiator below, stairs off rising to the first floor accommodation and a double oak door with glass inserts opening to the dining room.



DINING ROOM

10'0" x 6'10"

With a continuation of the timber laminate flooring from the living room, the dining room comprises an anthracite column radiator, an oak door opening to under stair storage space, an open arched throughway into the kitchen and a UPVC double glazed door with matching side panels opening to the rear garden.



KITCHEN

10'0" x 6'1"

A beautiful, contemporary kitchen with a range of gloss white wall, base and drawer units, ample worksurface space housing a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a gloss black oven, induction hob and tilted extractor, along with a microwave, washing machine fridge/freezer. The flooring is white porcelain tile with a window facing the rear elevation.

FIRST FLOOR LANDING

With access to the loft and oak doors opening to all three bedrooms and to the bathroom.



PRINCIPAL BEDROOM

10'3" x 8'10"

The principal bedroom features a window to the front elevation with a radiator below, timber laminate flooring, an oak door opening to a deep built-in shelved storage cupboard and double doors opening to the wardrobe.



BEDROOM TWO

9'4" x 6'3"

also with timber laminate flooring, a window to the rear elevation and a radiator (currently utilised as dressing room).



BEDROOM THREE

6'5" x 6'6"

The third bedroom comprises a radiator and a window facing the rear elevation.



BATHROOM

The bathroom is installed with an attractive modern three piece white suite comprising a panel bath with a central waterfall mixer tap, a dual head thermostatic shower and protective curved glass screen, a hidden cistern dual flush low level WC, a wash hand basin with a waterfall mixer tap and vanity unit below, fully tiled walls and a ceramic tiled floor with a

heated towel rail, an opaque window to the side elevation and PVC panel ceiling with recessed downlights.



SUMMER HOUSE

13'4" x 7'8"

A lovely wooden summer house with two double glazed windows, electric power and double French doors opening to the garden.



EXTERNALLY

Positioned on a corner plot, the property is approached over a resin bound driveway providing off-road parking for several vehicles, with cobblestone borders, a white gravel shrub front garden, a timber shed secluded by fence panelling with secure gated access opening to the rear garden, external lighting to the side of the property and above the front door and electrical vehicle charger.

Low maintenance rear garden of patterned concrete with a pebble stone border and a scattering of plants and shrubs, enclosed by fencing with external water supply and light and access to the summer house.



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: Band C £2013.47

Tenure: Freehold

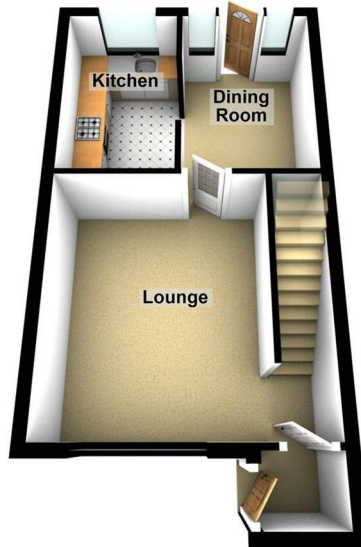
MORTGAGE SERVICES

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

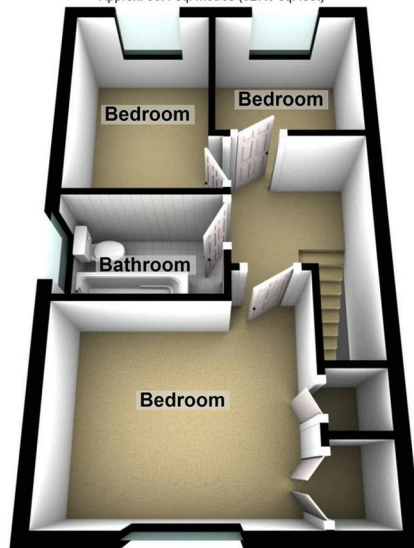
Approx. 31.6 sq. metres (339.8 sq. feet)



Total area: approx. 61.9 sq. metres (666.8 sq. feet)

First Floor

Approx. 30.4 sq. metres (327.0 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	