

# Town & Country

Estate & Letting Agents

North Street, Saltney Ferry

Offers In The Region Of

£160,950



A well presented, mid terraced house located within the convenient location of Saltney Ferry, providing deceptively spacious accommodation the property has been superbly maintained and improved by the current vendor and would be an ideal purchase for a first-time buyer or investor.

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## DESCRIPTION

The delightful property is ready to move into and has the benefit of gas central heating into and comprises of an entrance vestibule, a good-sized living room, a modern kitchen/breakfast room with under stairs store cupboard off, a rear hall with a stacked laundry cupboard off and a downstairs white three-piece bathroom suit. The first-floor has a landing with three bedrooms off. Externally, the lawned rear garden is a generous size and has the benefit of a large brick block patio area, a brick store house and outside lighting There is also a superb summer house that could be utilised for a number of uses.



## LOCATION

North Street is situated on the edge of open countryside within Saltney Ferry, just a few minutes travelling distance from the high street of Saltney with its wide range of amenities including a Morrisons supermarket, petrol station, Farm Foods, a wide range of independent shopping facilities and an ASDA supermarket. Within walking distance are primary and high schools and a regular bus service to the city centre The property lies approximately 15 minutes from Chester city centre and is convenient for the A55 North Wales expressway via Broughton Retail Park with its Tesco Extra supermarket, Adsa home living, Marks & Spencer food hall and wide range of other shopping facilities, a multi complex cinema and restaurants.

## DIRECTIONS

Proceed out of Chester taking the fourth exit off the Overleigh roundabout along Hough Green. Continue along, passing through the village of Saltney for approximately one mile. Proceed along the High Street, past the Morrisons supermarket on the right hand side

heading towards Saltney Ferry and just before High Street becomes Chester Street and opens up into countryside take a right hand turning signposted Sandycroft. Continue along passing the primary school on the left hand side and continue over the railway bridge, through the lights and take the second and last left hand turning before open countryside where the property will be located on the right hand side.



## VESTIBULE

The property is entered through a lovely composite double glazed front door sitting within an arched doorway and an inner door opens to the living room.



## LIVING ROOM

13'10" x 12'6"

Featuring a rustic wood panelled wall, a window to the front elevation, timber laminate flooring and a radiator.



## KITCHEN/BREAKFAST ROOM

10'10" x 9'10"

The kitchen is fitted with a range of light beech style wall, base and drawer units complimented by stainless steel handles. A built in double stainless steel oven, hob and extractor hood The work surface contains an inset stainless steel one and a half bowl sink unit with a mixer

tap, tiled splash backs, a ceramic tiled, floor, under stairs store cupboard, and a window to the rear elevation.

## REAR HALL

With a ceramic tiled floor, a stacked style laundry cupboard off and a UPVC double glazed back door.



## BATHROOM

Installed with three-piece white suite comprising a panelled bath with a thermostatic shower over and screen. A low-level WC and a wash hand basin. Having fully tiled walls, a ceramic tiled floor, radiator and an opaque window to the rear elevation.

## LANDING

A retractable ladder offer access to the boarded loft space.



## REAR ASPECT

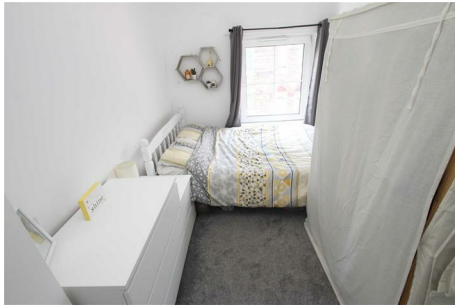


## BEDROOM ONE

11'0" x 9'2"

Fitted with bespoke units incorporating a cabin bed with various drawers and storage space below, a fitted bedside cabinet, shelves, headboard and double mirror wardrobe with hanging and overhead storage A window to the rear elevation and radiator. The Worcester gas

combination boiler is also housed within a built in cupboard.



## BEDROOM TWO

12'4" x 7'4"

With a fitted mirror wall unit, a window to the front elevation and a radiator.



## BEDROOM THREE

9'0" x 6'1"

Window to the front elevation and a radiator.

## COURTYARD PATIO

### REAR GARDEN

To the rear is a generous sized lawned garden with a large brick block patio area, a brick store and outside lighting.



## SUMMER HOUSE

18'0" x 10'10"

Currently utilised as a summer house, this dwelling could have a various number of other uses. The summer house is entered via a patio door leading in from the rear garden. This timber constructed building has a cast iron wood burner, power and light, a retractable ladder leads to a mezzanine with skylight.



## REAR ELEVATION

## REAR GARDEN ASPECT



## SUMMER HOUSE DINING AREA



## SUMMER HOUSE INTERIOR



## SERVICES

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

Tenure: Freehold

Council Tax: C £1203.00

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

## TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and one of the team will assist you further.

## MORTGAGE SERVICES

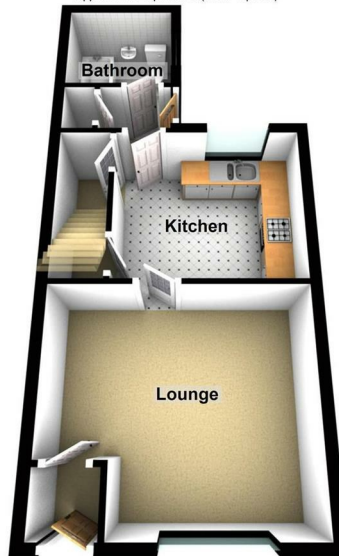
Town and Country Estate Agents Chester can refer you to Gary Jones (mortgage consultant) who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Gary Jones (mortgage consultant) deals with most major 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. Gary Jones (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.

Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Ground Floor

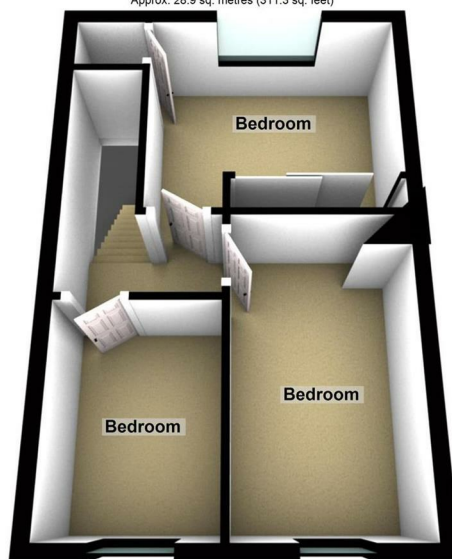
Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

### First Floor

Approx. 28.9 sq. metres (311.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		66	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 