

# Town & Country

Estate & Letting Agents

Catherine Street, Chester

£230,000



Beautifully presented terraced home near the canal, racecourse, River Dee, and the city center. Features Minton tiles, exposed brick flue, cast-iron log burner, modern kitchen, 2 double bedrooms, and Victorian-style bathroom. Must see in person to fully appreciate its charm.

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## DESCRIPTION

This lovely terraced home is situated within a short walk to the Shropshire Union Canal, Chester racecourse, the River Dee, and the city centre. The property is beautifully presented and must be viewed in person to fully appreciate its charm. The entrance hall boasts Minton tiles, while the dining room has an exposed brick flue and a coffee nook. The living room features a cast-iron log burner, and the spacious modern kitchen is located on the ground floor. The first floor accommodation comprises of two double bedrooms and a stunning Victorian-style bathroom with a three-piece suite.



## LOCATION

The property is situated in Chester City centre and within a few minutes' walk of a wealth of shops and restaurants to suit every taste. Leisure facilities are within easy reach and include the Northgate Arena and Total Fitness Centre. The Grosvenor Park is within a short walk together with the River Dee which provides lovely walks, boating and leisure facilities. The property is well placed for easy commuting to all surrounding areas, and the Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

## DIRECTIONS

From the 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, turn left onto Watergate Street/A548, continue to follow A548, turn right onto Catherine Street and the destination will be on the left.



## ENTRANCE HALL

12'0" x 2'7"

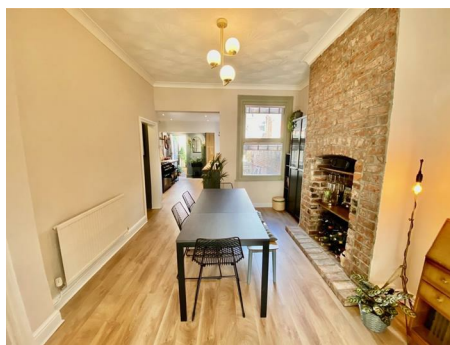
As you approach the property, you will notice a beautiful timber panel front door with leaded and stained glass features. Upon entering, you will be greeted by the original Minton tiled flooring. The walls are partially panelled and there is a radiator to keep you warm. A staircase leads up to the first floor where the bedrooms are located. Additionally, there is a doorway that leads to the dining area.



## DINING ROOM

12'9" x 10'4"

With timber laminate flooring, radiator, a timber double glazed window to the rear elevation, an exposed feature brick flue, open thoroughway to the living room and to the kitchen. There is a coffee preparation area located under the stairs which includes a radiator, breakfast bar, shelving, and a light.



## LIVING ROOM

12'2" x 10'0"

Having a UPVC double glaze window facing the front elevation, timber laminate flooring, partially panelled walls, with a radiator. Featuring a cast-iron log burner on a slate hearth and below an oak beam mantle.



## KITCHEN

13'10" x 8'3"

This kitchen boasts a stunning design, complete with modern grey-green base units and light oak-style work surfaces. The sink unit is made of stainless steel and features an adjustable mixer tap. There is ample room for a range cooker, which comes with an oversized extractor hood above it. Additionally, there is space for an integrated dishwasher and housing and plumbing for a washing machine. The ceiling contains recessed downlights, and there is a UPVC double glazed window on the side elevation. The kitchen also includes a built-in storage cupboard with a folding door that houses a gas combination boiler. The flooring is made of timber laminate and comes with underfloor heating. Finally, a timber panel and glazed back door lead to the rear courtyard garden.



## FIRST FLOOR LANDING

Having a white banister with spindle balustrades and exposed floorboards, access to the loft space and doors off to both double bedrooms and the bathroom suite.

## BATHROOM

10'1" x 8'4"

A beautiful, four piece bathroom suite in a Victorian style, comprising a claw foot, roll top bath, low-level WC, pedestal, wash hand basin. This room includes a corner shower enclosure with dual shower head and a thermostatic feature. The flooring is made of a wood effect tile and there is a radiator for warmth. There is also an opaque, single glazed window located on the rear elevation.



## BEDROOM ONE

12'5" x 13'8"

Featuring a range of wardrobes along one wall, radiator, exposed floorboards, and a UPVC double glaze window to the front elevation.



## BEDROOM TWO

12'9" x 8'6"

Currently utilised as an office space with timber laminate flooring, radiator, and a timber framed double glaze window to the rear elevation.

## COURTYARD GARDEN

Predominantly paved and enclosed by brick walling, with gated pedestrian access and having an external light and water supply.

## 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

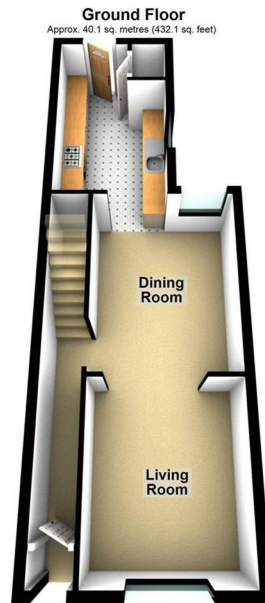
Council Tax Band: B £1687

## 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. 79.7 sq. metres (857.4 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			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	