

# Town & Country

Estate & Letting Agents

Garden Village, Saltney

Asking Price £267,000



This well presented, three bedroom, detached, family home forms part of a modern development with a larger than usual, south facing, rear garden.

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## DESCRIPTION

This modern, three bedroom detached home forms part of a small estate in the popular Chester suburb of Saltney. Benefiting from both gas central heating and UPVC double glazing. The property itself comprises an entrance hall, living room with a bay window to the front elevation, spacious sitting room with French doors off opening to the rear garden and a cloakroom WC. The first floor landing houses a bathroom and three bedrooms, the principle of which enjoys ensuite facilities. Externally, to the front of the property is a artificial garden with a driveway to the side, leading to a single garage. Gated side access opens to a predominantly low maintenance rear garden which is enclosed by a series of fence panels and has a storage area towards the rear of the garage.

## LOCATION

Garden Village lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 3rd exit onto Hough Green/A5104, continue to follow A5104 Saltney, turn right onto Garden Village. The destination will be on the right.

## EXTERNALLY FRONT

To the front of the property is a artificial garden with a paved pathway to the front door which has a canopy porch above and a courtesy light to the side. To the side of the property is driveway with off road parking, leading to gated access to the rear garden and to the single garage.

## ENTRANCE HALL

The property is entered through a composite double glazed front door, which opens to an entrance hall with a radiator, window to the side elevation, stairs off rising to the first floor accommodation, and a door opening to the living room.



## LIVING ROOM

13'10 x 15'0

The living room has been recently redecorated, and new blinds have been fitted. Featuring a bay window to the front elevation and a radiator, with a door opening to the through kitchen/diner.



## KITCHEN/DINER

16'9 x 12'10

The kitchen has also undergone redecoration and had new blinds fitted, with a collection of modern woodgrain style wall, base and drawer units that are complemented by stainless steel handles. There is plenty of work surface space that accommodates a stainless steel one and a half bowl sink unit with a mixer tap. Integrated appliances include a stainless steel oven hob and extractor hood. Additionally, there is housing for a gas combination boiler and ample space for a washing machine. There is also a radiator, under stairs storage cupboard, herringbone flooring, a window to the rear elevation, French doors opening to the rear garden and recessed downlights set within the ceiling.



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## CLOAKROOM W.C.

The cloakroom WC is installed with a white dual flush, low-level WC, pedestal wash hand basin, a radiator, and an opaque window to the side elevation.



## FIRST FLOOR LANDING

The first floor landing features an opaque window to the side elevation, access to the loft space, a radiator, pine banister with matching spindle balustrades and a built-in storage cupboard. The doors off opening to all three bedrooms and the family bathroom. The stairs have recently been carpeted and the walls are newly painted.



## BATHROOM

6'6 x 5'6

Installed with a modern white suite, comprising a panelled bath with a mixer tap and handheld shower extension, pedestal wash hand basin with mixer tap, dual flush low-level WC, chrome heated towel rail, blinds, partially tiled walls, extractor fan, and an opaque window to the rear elevation.



## BEDROOM ONE

12'6 x 10'10

The first bedroom features a window to the front elevation, a radiator below, new carpet and internal door opening to the ensuite.



## ENSUITE

Installed with another modern white suite, comprising an oversized shower enclosure with a thermostatic shower, pedestal wash hand

basin, with a mixer tap, a dual flush, low-level WC, chrome heated towel rail, partially tiled walls, and opaque window to the side elevation, and set within the ceiling are recessed downlights and an extractor fan.



## BEDROOM TWO

10'10 x 9'5

The second bedroom features a window to the rear elevation, with a radiator below, blinds, fitted wardrobe with mirrored inserts and new carpet.



## BEDROOM THREE

7'10 x 6'3

The third bedroom features a window to the front elevation, with a radiator below and a new carpet.



## REAR GARDEN

Predominantly low maintenance rear garden being primarily paved with a central lawn area and raised planters. It is enclosed by a series of fence panels with a storage area to the rear of the garage.

## GARAGE

17'6 x 9'8

A pitched roof single garage with an up and over garage door, power and light and a separate UPVC side access door.

## 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

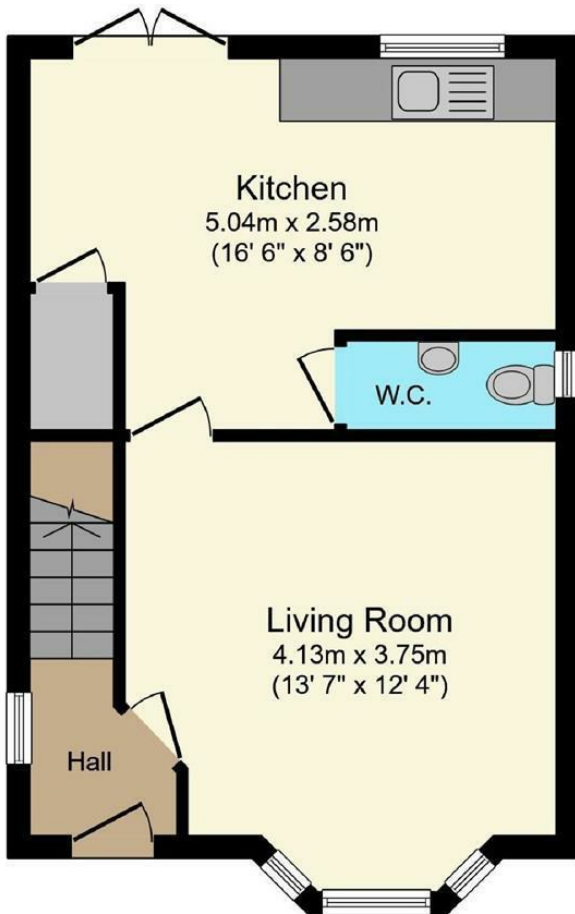
The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

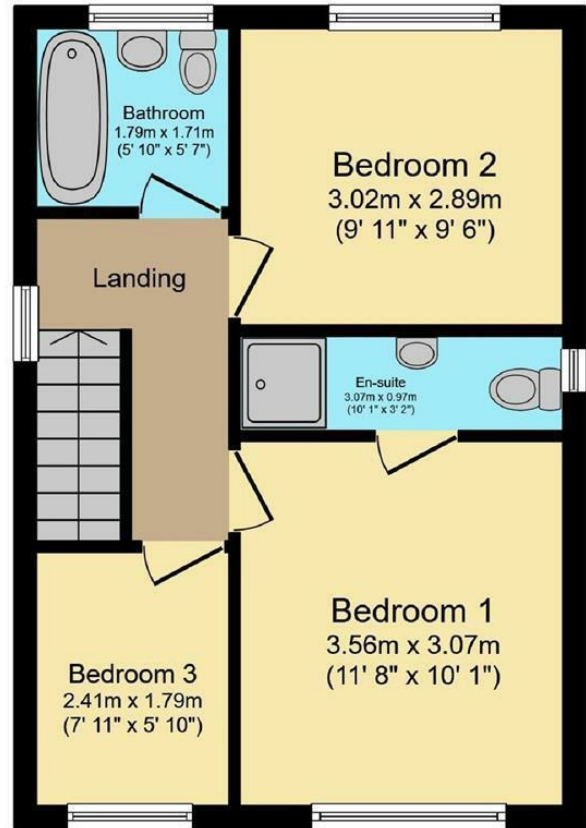
## MORTGAGE SERVICES

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**



**First Floor**

Total floor area 74.7 sq.m. (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(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	