

Town & Country

Estate & Letting Agents

Oldfield Crescent, Chester

Asking Price £235,000



A TRADITIONAL THREE BEDROOM, SEMI DETACHED HOME located approximately two miles from Chester city centre. Offering adaptable family accommodation with the benefit of gas central heating, double glazing, large gardens, ample block brick parking and a garage. Viewing is recommended to appreciate this lovely home. This property also has the benefit of NO ONWARD CHAIN

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DESCRIPTION

Sitting on the generous sized, fan shaped plot, with a very large frontage, this three bedroom, bay fronted, semi-detached property benefits from both gas central heating and UPVC double glazing. The adaptable accommodation comprises an entrance hall, a living room with an open throughway into the kitchen/diner and a first-floor landing with three bedrooms and a modern bathroom suite off. Externally to the front of the property is a predominantly lawn garden with two mature trees and Paul brick block, off-road parking. Double gated access to the side of the property leads to the garage and rear garden. The rear garden is predominantly low maintenance with a large, decked patio area, and artificial lawn. All enclosed by fence panels. There is also an external power source and water supply.



LOCATION

Oldfield Crescent is ideally situated being located just off Lache Lane, south of the River Dee and approximately 5 minutes travelling distance of Chester city centre, whilst enjoying easy access to the Chester Business Park and A55 southerly by pass with its links to the M53/M56 motorway network. The property is conveniently positioned for good local amenities including excellent shopping within Westminster Park which offers a butchers, fishmonger,

fruit & veg, chemist, Co-operative supermarket and delicatessen. The local primary school is Belgrave and Queens Park High School in Handbridge and the renowned Kings and Queens Independent Schools are within easy travelling distance.

DIRECTIONS

From our office in Chester, head south on Lower Bridge Street and take the 1st right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road and at the next roundabout, take the 2nd exit onto Lache Lane. Turn right onto Clifford Drive and take the 1st right onto Oldfield Crescent where the property will be on the left.

ENTRANCE HALL

The property is entered through a UPVC double glazed front door, which opens to the entrance hall, radiator, and internal door opening to the living room and stairs off rising to the first floor accommodation with a storage cupboard below, which houses the gas Baxi central heating combination boiler (installed 2020).



LIVING ROOM

13'6 x 11'3

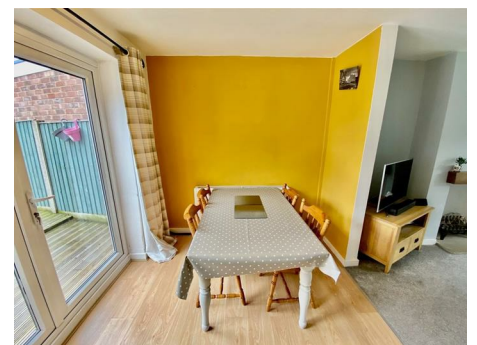
Having a bay window, facing the front elevation, radiator, and featuring an ornamental fireplace comprising of Flagstaff with oak mantle above. An open Throughway leads to the kitchen/diner



KITCHEN/DINER

17'4 x 7'3

Fitted with a range of light, wood style, wall base and drawer units complimented by stainless steel handles. Worksurface space, having a stainless-steel sink and drainer sink unit with a mixer tap and tiled splashback 's. Integrated appliances include a stainless steel oven hob and extractor hood. Plumbing for a washing machine, timber laminate flooring and a radiator. Window to the rear elevation and UPVC double glazed door opening to the side elevation of the property and the UPVC double glazed French door, opening to the rear gardens deck patio area.



DINING AREA

FIRST FLOOR LANDING

Having a window to the rear elevation, access to the loft space and built-in double doors, storage cupboard and doors off to all three bedrooms and to the family bathroom.



BEDROOM ONE

12'10" x 10'2"

Having a bay window, facing the front elevation and a radiator.



BEDROOM TWO

10'2" x 9'2"

Window to rear elevation, radiator.



BEDROOM THREE

8'0" x 7'8"

Window to the rear elevation, radiator.



BATHROOM

7'0 x 5'8

Installed with a modern white suite, comprising a panelled bath with thermostatic shower and protective glass screen above, dual flush, low-level WC, wash hand basin, with a mixer, tap, and vanity unit below, partially tiled walls, ceramic tiled floor, extractor fan, recess downlights set within the ceiling opaque window facing front elevation.



EXTERNALLY

The property has a large frontage which comprises a predominately lawned front garden with an abundance of brick block off road parking to the side of the property where there is a single garage with double timber doors.

The rear garden consists of a large decked patio area with lawned and shrubbed gardens beyond and gated side access.



GARAGE

14'0 x 7'7

With a single glazed timber window to the side elevation, a pitched roof and accessed through recently installed double timber doors.

SERVICES

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

Tenure: Freehold

Council Tax Band: B £1687

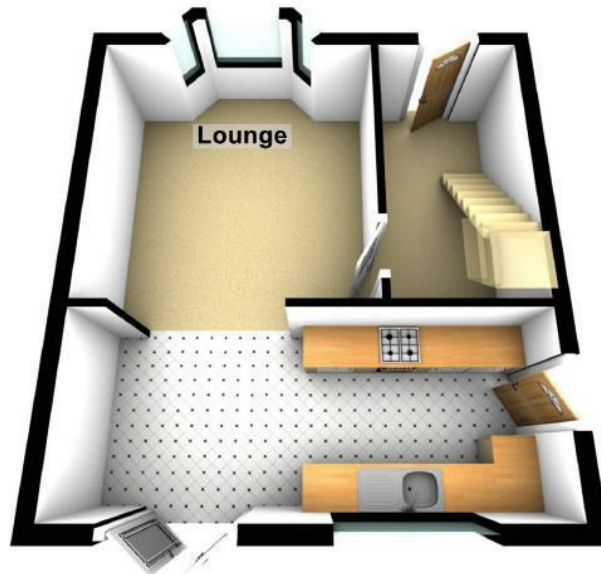
TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester I.E.A. 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.


Ground Floor



First Floor



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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |