

Town & Country

Estate & Letting Agents

Oldfield Crescent, Chester

£245,000



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 and double glazing. Having a generous sized rear garden, driveway with ample parking and a timber garage.

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DESCRIPTION

This family home enjoys the benefit of double glazed windows and gas central heating. The accommodation comprises an entrance hall, living room and a kitchen/dining room. The first floor landing offers access to all three bedrooms and the family bathroom. Externally to the front of the property is a lawned and shrubbed garden with a driveway to the side of the property leading to a single garage. Timber access opens to a good size rear garden with a south Westerly facing aspect predominantly laid to lawn and enclosed by a combination of hedging and timber fence panels.



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 the sandstone 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 Chester branch, 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 located via our Town & Country For Sale Board.

ENTRANCE HALL

The property is entered through a glazed and timber panel front door opening to a timber laminate flooring, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below, a second storage cupboard houses the gas boiler. A glazed internal door opens into the living room.



LIVING ROOM

13'4 x 11'5

With a bay window to the front elevation, radiator and featuring a living flame gas fire set within a marble hearth and Adams style surround. A glazed folding door opens to the kitchen/dining room.



KITCHEN/DINING ROOM

17'5 x 7'9

Having a radiator and two windows facing the rear elevation, looking out to the rear garden. The kitchen is fitted with a range of wall, base and drawer units with work surface space housing a stainless steel single drainer sink unit with tiled splashback, space and plumbing for a washing machine and space for a cooker. Timber laminate flooring and glazed and timber panelled door opening to the side elevation of the property.



DINING ROOM

FIRST FLOOR LANDING

A window facing the side elevation, access to the loft, a built-in cupboard and doors off opening to all three bedrooms and the family bathroom.



BEDROOM ONE

12'3 x 9'8

With fitted floor to ceiling store cupboard, high-level luggage cupboards, a radiator and a bay window facing the front elevation.



BEDROOM TWO

9'9 x 9'3

Having a window facing the rear elevation with the radiator below.



BEDROOM THREE

7'3 x 7'6

Also with a window facing the rear elevation with a radiator below.



BATHROOM

The family bathroom is installed with a white three piece suite comprising a panelled bath with electric shower above, a low-level WC, a wash basin with vanity unit below and a radiator. Partially tiled walls, a built in cupboard, extractor fan and an opaque window facing the front elevation.



EXTERNALLY

The property is approached over a concrete driveway alongside the lawn and shrubbed front garden, leading to a single garage, timber side access leads to the rear garden. The rear garden is a generous size and well

presented, having a concrete patio area predominantly laid to lawn with rosebushes, a timber shed, outside light and water supply. Enclosed by combination of hedging and timber fence panels.



REAR GARDEN

GARAGE

15'1 x 7'9

With power and light, access through an up and over garage door or via a side access pedestrian door.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B £1757

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.

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.

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.

