

# Town & Country

Estate & Letting Agents

Church Road, Chester

Offers In The Region Of



VIRTUAL TOUR AVAILABLE... Situated in the heart of this popular village, offering easy access to local motorway networks, the city centre, and a host of day-to-day amenities. This detached property offers beautiful views and has been individually improved, and designed by its architect-owner. It truly offers buyers the opportunity to purchase a unique home that must be viewed to be fully appreciated. Benefitting from grey aluminium double glazing, gas central heating, the internal accommodation briefly boasts: an entrance hall, a stunning contemporary kitchen/diner opening out to the rear garden, a living room with an inset log burner with a grey granite surround, a sitting room, two ground floor double bedrooms and a bathroom. The first-floor landing has access to a balcony, shower room, and two bedrooms, the larger of which has access to a roof terrace. Externally, the property is approached via brick block off-road parking positioned alongside a beautiful landscape and shrubbed garden. The beautifully designed rear garden has a sunny aspect and overlooks fields.

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## DESCRIPTION

VIRTUAL TOUR AVAILABLE... Situated in the heart of this popular village, offering easy access to local motorway networks, the city centre, and a host of day-to-day amenities, this detached property with beautiful views over fields to the rear has been individually improved and designed by its architect-owner. It truly offers buyers the opportunity to purchase a unique home that must be viewed to be truly appreciated. The property benefits from grey aluminium double glazing, gas central heating, and boasts internal accommodation briefly comprising: an entrance hall, a stunning contemporary kitchen/diner that opens out to the rear garden, a living room with an inset log burner with a grey granite surround, a sitting room, two ground floor double bedrooms, a bathroom, a first-floor landing offering access to a balcony, shower room, and two bedrooms, the larger of which has access to a roof terrace. Externally, the property is approached by brick block paving offering off-road parking, positioned alongside a beautiful landscape and shrubbed garden with a pathway leading to the front door. The rear garden has been beautifully designed to take full advantage of the sunny aspect and offers views over fields to the rear.

## LOCATION

This property is situated within the heart of the village of Saughall which lies approximately 4 miles to the North West of Chester. Saughall provides a range of amenities including day-to-day shopping facilities, primary schooling, church, hairdressers, pharmacy, doctors surgery and public houses. A regular public transport service operates into Chester City centre and good road links facilitate daily travel to the surrounding areas of commerce and industry.

## DIRECTIONS

From our 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. Continue to follow A5268. Continue straight onto St Martin's Way/A5268. At the roundabout, take the 1st exit onto Upper Northgate Street A5116. Continue straight onto Parkgate Road A540. At Parkgate Rd Roundabout, take the 3rd exit onto Abbots Mead/Parkgate Road A540. Continue to follow Parkgate Road A540. Turn left onto Long Lane. Continue onto Church Road. And the property will be located on the right, just after the Saughall Pharmacy.

## ENTRANCE HALL

The property is entered through a beautifully designed composite front door, having a stainless steel handle and an opaque double glazed insert, the entrance hall has full length opaque windows to both the front and side elevation. Also an inviting entrance hall with a tower column style radiator, a built in shelf storage cupboard and oak internal doors opening to the kitchen/dining room, the living room, the ground floor double bedrooms, and to the bathroom.



## KITCHEN / DINER

16' x 12'4

The kitchen is installed with an array of attractive pale grey gloss fronted wall, base, and drawer units, along with a pull-out shelved ladder cupboard complemented by a

matching island unit. All work surfaces are grey stone with an inset stainless steel one-and-a-half bowl sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, combination microwave and oven, electric hob, dishwasher, washing machine, and base-level fridge and freezer. Mounted on the wall is a tower column-style radiator with recessed downlights set in the ceiling, along with a skylight. Additionally, a triple-opening patio door brings the outside garden in.



FIREPLACE

## LIVING ROOM

18'8 x 11'6

With parquet flooring throughout, featuring two opening skylights, two tower column-style radiators, a patio door opening to the rear garden, oak double doors opening to the sitting room, and featuring an inset log burner set within a grey granite surround and hearth.



## SITTING ROOM

8'9 x 13'8

With a patio door opening to the rear garden, recessed downlights set within the ceiling which surround a central lantern skylight. An opaque double-glazed door opens to an outside passageway, offering access to the garage.



## GROUNDFLOOR BEDROOM TWO

Having a window to the front elevation and a tower column style radiator.



## GROUNDFLOOR BEDROOM ONE

11'4 x 10'5

With two windows facing the front elevation, a folding glass door opening to an under-stairs storage cupboard, and a tower column-style radiators.



## BATHROOM

7'7 x 7'2

The bathroom is installed with a modern white suite comprising a P-shaped panelled bath with thermostatic shower and curved protective screen above, a dual-flush low-level WC, pedestal wash hand basin, a chrome heated towel rail and fully tiled walls. A ceramic tiled floor, recessed downlights set within the ceiling, and two opaque windows facing the side elevation.

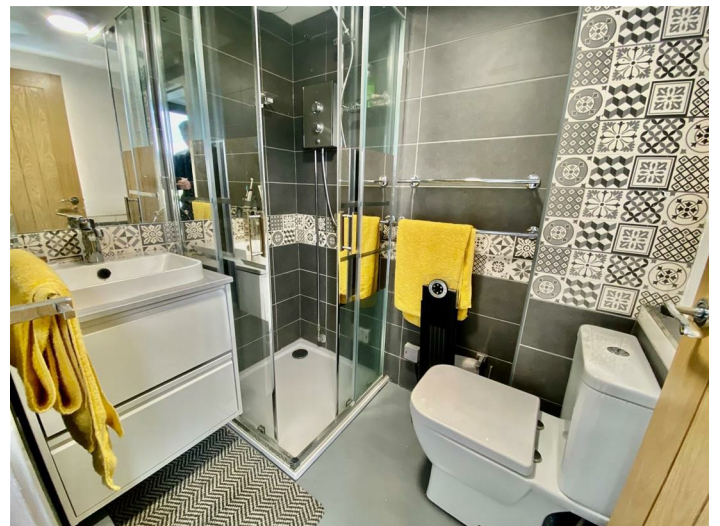
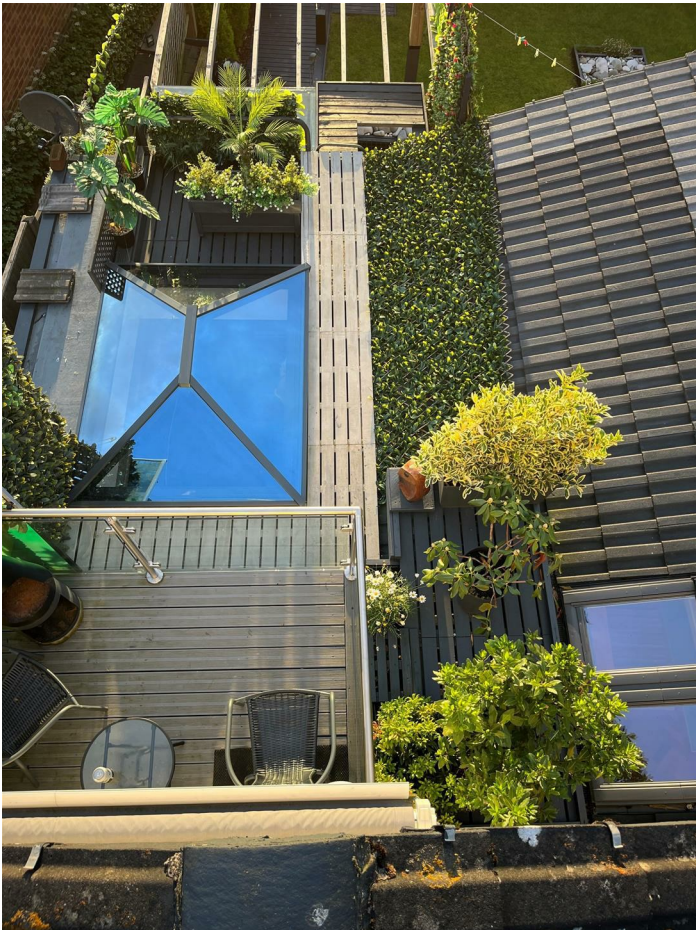
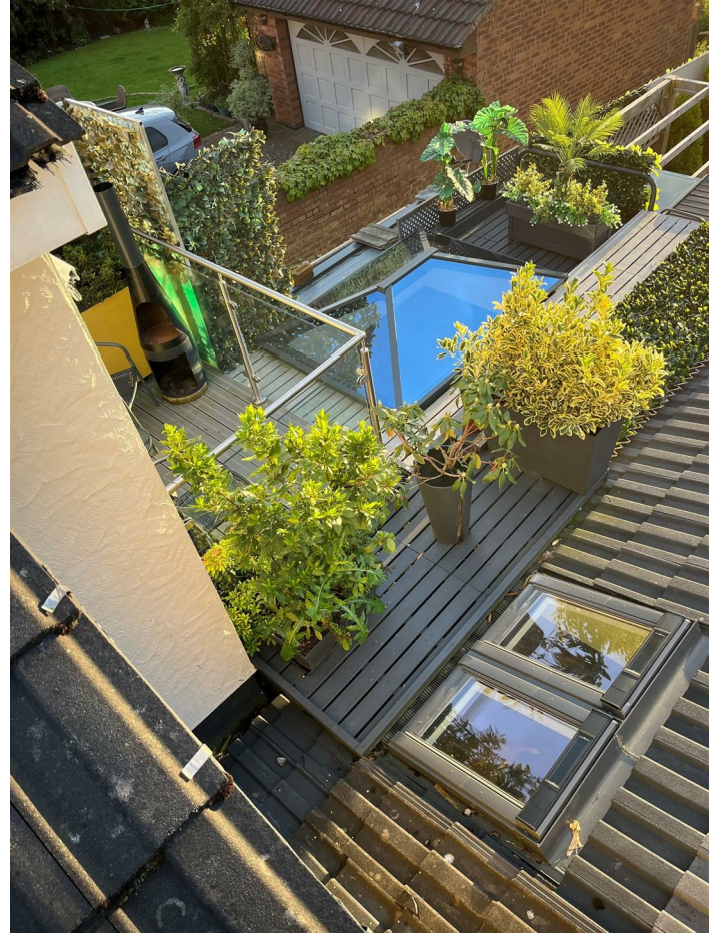
## FIRST FLOOR LANDING

The first floor landing has a glazed door opening to the rear balcony, a tower column-style radiator and internal doors opening to both the first floor bedrooms and to the shower room.



## BALCONY

With decked flooring and a stainless steel banister with glass balustrades looking out over the fields to the rear of the property.



## SHOWER ROOM

6'6 x 4'6

Installed with a three-piece contemporary white suite comprising a corner shower enclosure with a dual-head electric shower, dual-flush low-level WC, along with a wash hand basin with a mixer tap and vanity unit below. The walls are partially tiled, and then an opaque window faces the rear elevation.



### FIRST FLOOR BEDROOM THREE

12'4 x 11'8 (max)

Exposed floorboards, four skylights set within the ceiling, two of which are opening, a window facing the front elevation, and an undersized glazed door that allows access to the roof terrace.



### FIRST FLOOR BEDROOM FOUR

9'5 x 7'9

Having exposed floorboards, a tower column-style radiator and French doors opening to a Juliet balcony.

### GARAGE

18' x 7'10

The garage is accessed from the front of the property via an up and over garage door, having a double glazed timber window facing the side elevation, a wash hand basin and base unit alongside storage covered. Access is also available via a rear door.



### ROOF TERRACE

With block wood flooring and UPVC sidings, with glass balustrades railing above, providing a private place to sit.



### EXTERNALLY

Landscaped gardens overlook the rear fields enjoying a sunny aspect with a variety of shrubs along with an ornamental pond set within a patio area with a pergola and an ornamental rockery. A wooden gate provides access to the public footpaths and rear fields. From the rear garden, a fixed ladder provides access to a raised viewing area with balustrades overlooking the fields.



#### SERVICES TO PROPERTY

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

Council Tax Band C - £2024.00

Tenure: Freehold

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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	