

# Town & Country

Estate & Letting Agents

Carlton Avenue, Saltney

£235,000



Situated at the centre of this popular Chester suburb offering easy access to a range of day-to-day amenities, along with the city centre and local motorway networks, is this light and spacious three bedroom semi detached property, benefiting from UPVC double glazing and gas central heating. Internal accommodation, in brief, comprises an entrance hall, living room, kitchen/dining room, orangery and a first floor landing, offering access to all three bedrooms and to the bathroom. Externally, at the front of the property is a brick block driveway leading to the single garage and alongside a lawned and shrubbed garden. Gated access leads to a rear garden enclosed by a series of fence panels, lawn and shrubbed with a paved patio area and timber shed. The property is available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
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## DESCRIPTION

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## LOCATION

Carlton Avenue is a convenient location having a variety of shops, pubs, a Morrisons and Asda supermarket and schools all within walking distance of the property, with Broughton Retail Park, Airbus, Chester City and a number of businesses and industries a short drive away. Within the area are three primary schools St. Anthony's, Wood Memorial and Saltney Ferry, and St. David's High School approximately five minute away. The A55, M53 & M56 are all easily

accessible, with Liverpool, Manchester and the North Wales Coast achievable in about an hour making Carlton Avenue an ideal setting for your next home or investment.

## DIRECTIONS

Start at 33 Lower Bridge Street, Chester, UK, head south on Lower Bridge St, turn right onto Castle St, at the roundabout take the 1st exit onto Grosvenor Rd/A483, at the roundabout take the 2nd exit onto Lache Ln, turn right onto Circular Dr, continue onto Green Ln, turn left onto Boundary Ln, which turns slightly right and becomes Sandy Ln, then turn right onto Carlton Ave, turn left to stay on Carlton Ave, turn right onto Howard Rd. Your destination will be on the left at Carlton Avenue, Saltney, Chester CH4 8UE, UK.

## ENTRANCE HALL

The property is entered through a leaded double glazed UPVC front door which opens to an entrance hall with a radiator, stairs off with spindle balustrade rising to the first floor accommodation and glazed doors off opening to the living room and to the kitchen.



## LIVING ROOM

15'0 x 11'9

Having a window facing the front elevation with a radiator below, a fireplace and a glazed door opening to the kitchen/dining room.



## KITCHEN/DINING ROOM

18'2 x 9'4

With access to an under stair storage cupboard, the kitchen is fitted with a range of lightwood green style wall, base and drawer units with display cabinets and ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap. There is plumbing and space for a washing machine and an internal window to the orangery and UPVC double glazed French doors opening to the Orangery.



## ORANGERY

16'5 x 11'6

With timber laminate flooring, UPVC double glazed windows overlooking the rear garden, an electric wall heater and UPVC double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

With a window to the side elevation, a built in cupboard housing the Glow-Worm gas combination boiler and doors off opening to all three bedrooms and the bathroom.



## BATHROOM

6'7 x 6'6

Installed with a white three-piece suite comprising a panelled bath with electric shower above, a low-level WC and pedestal wash hand basin, a radiator, fully tiled walls, ceramic tiled flooring and an opaque window facing the front elevation.

WC and single glazed opaque window to the rear elevation.

## SERVICES TO PROPERTY

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

## 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.

## BEDROOM ONE

12'6 x 10'10

The principal bedroom has a window facing the front elevation with a radiator below.



## EXTERNALLY

To the front of the property is brick block off-road parking leading to the garage alongside lawn and shrub garden. Through the passageway with lighting, leads to the rear garden where there is a lawned and shrubbed rear garden with a paved patio area, a timber shed, outside light and outside tap.

## BEDROOM TWO

10'10 x 11'12

With a window facing the rear elevation with a radiator below and access to the loft space.



## GARAGE

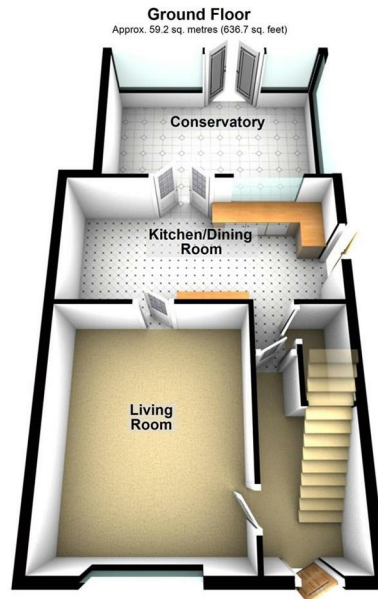
19'2 x 8'1

The garage is accessed from the front via an electric roller door which opens to a single garage with power and light, a timber rear access door and a cloakroom WC with a white low-level

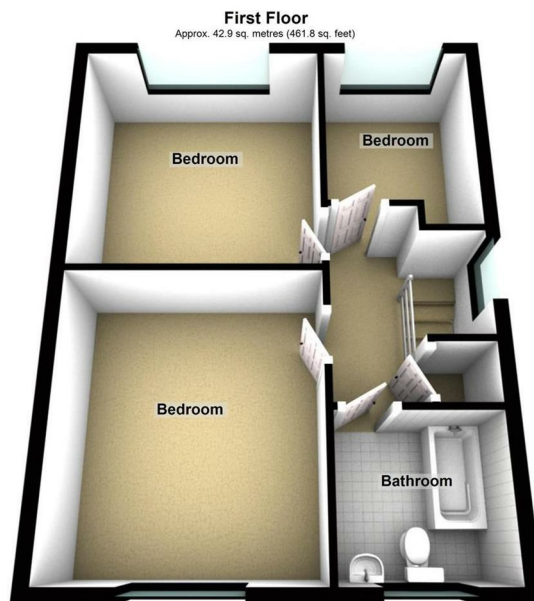
## BEDROOM THREE

8'2 x 6'7

Window to the rear elevation with radiator below



Total area: approx. 102.1 sq. metres (1098.5 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 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	