

# Town & Country

Estate & Letting Agents

Elder Drive, Saltney

£170,000



This modern two bedroomed semi detached house is located within the popular Chester suburb of Saltney, well presented throughout, with the advantage of gardens, off road parking and situated within a 10 minute drive from Chester city centre.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
info@townandcountrychester.com

TEL: 01244 403900

## DESCRIPTION

This property is ready to move into and offers the benefit of both gas central heating and UPVC double glazing. The accommodation comprises an entrance porch, living room, a lovely kitchen featuring light oak unit. The first-floor landing has two bedrooms off and a modern white bathroom suite. Externally, having a lawned and shrubbed front garden with paved off-road parking to the side, leading to a pitched roof carport. The property is not directly overlooked from the rear, the garden is predominantly lawned and shrubbed with a timber shed, an external water supply and gated side access.

## LOCATION

The property is situated within a small development of similar properties in Saltney, the area is ideally situated for all local amenities including essential shops for everyday needs, an Asda and Morrison's supermarket, Airbus UK and Broughton's highly acclaimed retail park, which is home to a Tesco Extra, Boots, WH Smith, Costa, River Island, Next, Asda Living, a number of restaurants, Marks & Spencer food hall and cinema complex. The area has primary schools and St David's High School making it an ideal family location. Easy access to the historic City of Chester via car or public transport and all major road networks are close at hand via the A55.

## DIRECTIONS

From Chester take the A483 over the Grosvenor Bridge, at the main roundabout take the A5104 to Saltney. After approximately a mile, pass under the railway bridge and turn left into Boundary Lane. Take the fifth turning left into Green Lane, taking the first left turning into Courtney Drive, then second

right into Elder Drive. Follow the road to the left and the house will be located on the right-hand side.

## ENTRANCE PORCH

The property is entered through a composite double glazed front door which opens in to an inset mat well, an opaque window to the side elevation and an oak interior door opens to the living room.



## LIVING ROOM

24'0" x 12'7"

Having windows to both the front and side elevations, a radiator, timber laminate flooring, an oak interior door opening to the kitchen and stairs of rising to the first floor accommodation.



## KITCHEN

12'7" x 9'0"

A lovely kitchen fitted with a range of light oak style wall, base and drawer units, complimented by stainless steel handles. Ample work surface space houses a stainless steel 1 ½ bowl sink unit with a mixer tap and tiled splash backs. Integrated appliances include a double oven, a stainless-steel electric hob with extractor hood over, a fridge/freezer, dishwasher and washing machine. There is also a housing cupboard for the gas combination boiler. The flooring is ceramic tiled, there is a window to the rear elevation and a UPVC double glazed door opens to the rear garden.



## FIRST FLOOR LANDING

With doors off to both bedrooms and to the bathroom.



## BEDROOM ONE

12'7" x 8'1"

With two windows to rear elevation and a radiator.



## BEDROOM TWO

12'7" x 7'8" max

Having two windows to front elevation, a radiator and a deep built in cupboard.



## BATHROOM

The bathroom is installed with an attractive contemporary white suite which comprises a panelled bath with a central wall operated mixer tap and thermostatic shower and protective

glass screen over. A dual flush low-level WC, a pedestal wash handbasin with a mixer tap and a chrome heated towel rail. Fully tiled walls and a ceramic tiled floor, a window to the side elevation and an extractor fan.



## EXTERNALLY

The property has a lawned and shrubbed front garden, with paved off-road parking to the side of the property which leads to a pitched roof carport. The rear garden is also predominantly lawned and shrubbed with a timber shed, an external water supply and gated side access.

## SERVICES

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

Tenure: Freehold

Council Tax: Band B £1,554

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

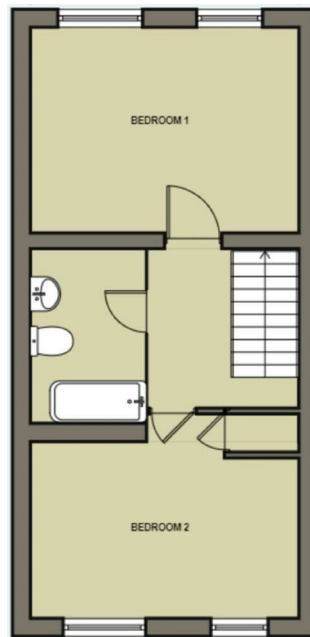
## TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office 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 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			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	