

# Town & Country

Estate & Letting Agents

Hawthorn Road, Christleton

Offers In Excess Of £350,000



This three-bedroom semi-detached property is located in one of Chester's most desirable villages. The property features gas central heating, UPVC double glazing, an entrance hall, a living room, a sitting/dining room, a kitchen, three bedrooms, and a bathroom. The front has low-maintenance gardens and a paved off-road parking area with double iron gates. The south-facing rear garden features a central artificial lawn, a timber shed, and attractively planted shrub beds and borders.

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## DESCRIPTION

Situated in one of Chester's most desirable villages, known for its highly regarded schooling, this three-bedroom semi-detached property is ideally located for easy access to local motorway networks, the countryside, and day-to-day amenities. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises an inviting entrance hall, a living room, a sitting/dining room, a kitchen, and a first-floor landing providing access to all three bedrooms and the bathroom. Externally, the property features low-maintenance gardens at the front, with double iron gates opening to a paved off-road parking area. The south-facing rear garden is also designed for low maintenance, featuring a central artificial lawn, a timber shed, and attractively planted shrub beds and borders.



## LOCATION

The village of Christleton is ideally situated close to the city of Chester, within the centre of the village is the beautiful church of St James and the nearby Shropshire Union Canal passes through and Christleton Pond is noted for its abundance of ducks and swans. The village has an active resident community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and the Chester Southerly By-Pass which leads to North Wales.

## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Grosvenor Street/A5268, turn right onto Pepper Street/A5268, continue

to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, slight left onto Christleton Road/A5115, continue to follow A5115, slight left onto Boughton Heath Junction, continue straight onto Whitchurch Road/A41, turn left onto Pepper Street, turn right onto Faulkners Lane, Faulkners Lane turns slightly left and becomes Quarry Lane, turn right onto Hawthorn Road. The destination will be on the right.



## ENTRANCE HALL

14'3" x 7'6"

The property is entered through an opaque UPVC double-glazed front door with matching side panels. The entrance features timber laminate flooring, a radiator, and stairs rising to the first-floor accommodation, with a storage cupboard below that has a window to the side and lighting. Glazed doors open to both the living room and the sitting/dining room.



## LIVING ROOM

14'1" x 10'10"

The living room features a window facing the front elevation and a radiator. It also includes a marble hearth with an Adam-style fire surround.



## SITTING/DINING ROOM

11'6" x 20'1"

The sitting/dining room features timber laminate flooring and a gas fire with a pine mantle. Towards the rear, there is a conservatory area with a radiator and UPVC double-glazed French doors opening to the rear garden. An open throughway leads into the kitchen.



## KITCHEN

13'32" x 8'0"

The kitchen is fitted with a range of light oak-style wall, base, and drawer units with ornamental handles. The ample work surface space houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, a gas hob with an extractor hood above, and there is space and plumbing for a washing machine. A built-in cupboard, matching the kitchen units, houses the gas boiler. The kitchen features windows facing the side and rear elevations, and a UPVC opaque double-glazed door opens to the rear garden.

## FIRST FLOOR LANDING

The first-floor landing continues the banister and spindle balustrades from the entrance hall. It features an opaque window facing the side elevation and access to the loft via a retractable ladder. Doors off the landing open to the bathroom and all three bedrooms.



## BEDROOM ONE

14'0" x 11'1"

The first bedroom features a window facing the front elevation with a radiator situated below it.



## BEDROOM TWO

13'3" x 9'5"

The second bedroom is fitted with a range of wardrobes with luggage cupboards above. It features a window facing the rear elevation with a radiator situated below.



## BEDROOM THREE

9'1" x 7'6"

The third bedroom is fitted with a shelf, a corner floor-to-ceiling cupboard, and base-level cabinets with a solid wood countertop. It features a window facing the rear elevation and a radiator.



## BATHROOM

6'8" x 7'7"

The bathroom features opaque windows facing the front and side elevations. It is fitted with a modern three-piece suite comprising a panel bath with a corner mixer tap and shower extension, and a vanity unit with spotlighting above, housing a low-level WC and a wash hand basin with a mixer tap. The walls are partially tiled, and the bathroom includes a radiator and an extractor fan set within the wall.



## EXTERNALLY

The property is accessed through double iron gates that open to paved off-road parking and a low-maintenance front garden with shrubbed planted beds and borders. The paving extends to the rear of the property, where there is gated access to the rear garden. The rear garden benefits from a sunny Southerly facing aspect and is designed for low maintenance, featuring artificial lawn, pebbled areas, and shrub beds and borders. Towards the rear, there are stone raised planters. The garden is equipped with an outside water supply, lighting, and a timber shed with power.



## 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.

## SERVICES TO PROPERTY

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

Tenure: Freehold

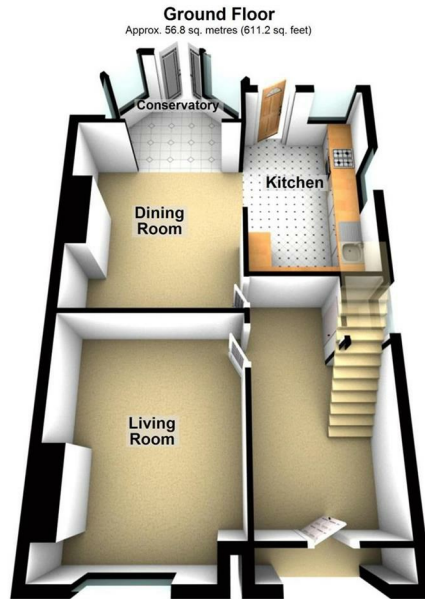
Council Tax Band: D £2277

## MORTGAGE SERVICES

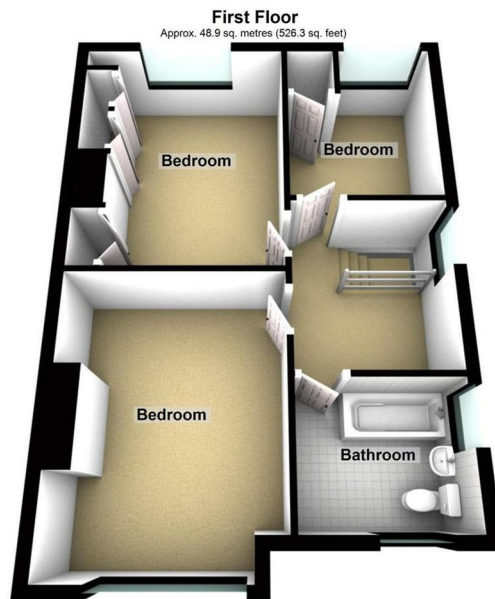
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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.**





Total area: approx. 105.7 sq. metres (1137.5 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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 64                      | 75        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |