

Town & Country

Estate & Letting Agents

Carver Row, Saughton

£92,000



This beautiful two-bedroom townhouse is part of a sought-after new development and is conveniently located for easy access to the city centre and local motorway networks. The property features air source heating and UPVC double glazing, with a spacious entrance hall, open-plan kitchen, dining, and sitting room, cloakroom WC, two double bedrooms, and a modern white bathroom suite. Externally, there are off-road parking spaces, a light, a canopy porch, and a south-facing rear garden with lawn, paved patio areas, and pathways, enclosed by timber fence panels.

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DESCRIPTION

Part of a sought-after new development, this beautifully presented and spacious two-bedroom townhouse is ideally located for easy access to the city centre, local motorway networks, and a host of daily amenities. The property benefits from air source heating and UPVC double glazing. The accommodation briefly comprises a spacious entrance hall, an open-plan kitchen, dining, and sitting room, a cloakroom WC, and a first-floor landing providing access to two double bedrooms and a modern white bathroom suite. Externally, the front of the property offers off-road parking spaces, a light, and a canopy porch above the front door. The south-facing rear garden is predominantly laid to lawn with paved patio areas and pathways, all enclosed by timber fence panels.



LOCATION

The property is situated in an extremely popular location which is both semi-rural as well as within easy reach of the wider northwest road communications network via the Boughton Heath Interchange, as well as the historic Roman city of Chester with all of its attendant amenities and facilities including, but not limited to, a Co-Op near the entrance of the site and several playgrounds. There is also the recently constructed, state of the art, OFSTED rated Huntington Community Primary School which is within half a mile of the property. Additional OFSTED rated schools within the surrounding area include Bishops Blue Coat High School, the 'Outstanding' Christleton High School with sixth form, as well as the Abbey Gate College in Saughton itself. Some delightful rural walks via the public footpaths which interlace the surrounding farmland are just one of the many reasons this is a prime location.

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 Road/A5115, continue to follow A5115, slight left onto Boughton Heath Jct, turn right to stay on Boughton Heath Jct, turn right again to stay on Boughton Heath Jct, slight left onto Caldley Valley Road, at the roundabout, take the 2nd exit and stay on Caldley Valley Road, continue straight onto Gorse Way, turn left onto Chester Road/B5130, continue to follow B5130, at the roundabout, take the 1st exit onto Sandy Lane, turn left onto Highlander Road, go through 1 roundabout, continue onto Alanbrooke Road, turn left onto Wellesley Crescent, turn right onto Carver Row. The destination will be on the right.

ENTRANCE HALL

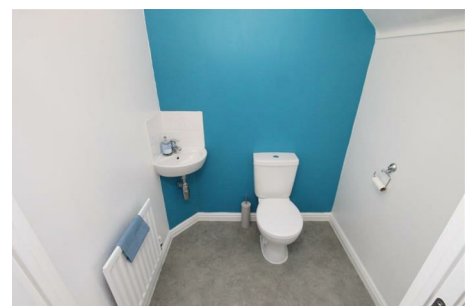
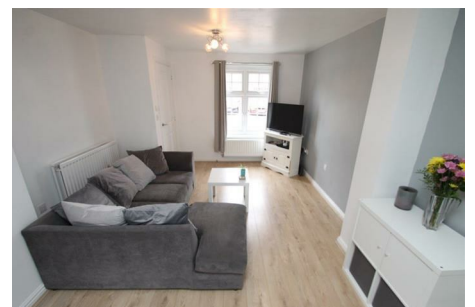
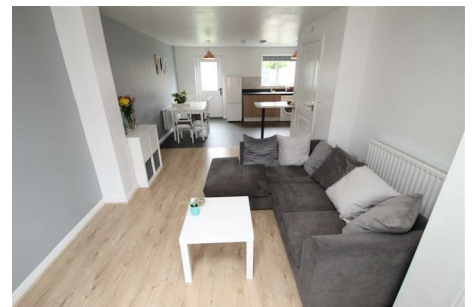
The property is entered through a composite double-glazed front door, leading to an area with timber flooring, a radiator, and stairs rising to the first-floor accommodation. A door opens to the open-plan kitchen, dining, and sitting room.



KITCHEN/DINING/SITTING ROOM

26'10" x 15'0"

A lovely open-plan space fitted with a range of wood grain effect wall, base, and drawer units, complemented by stainless steel handles and ample work surface space. The kitchen includes a stainless steel single drainer sink unit with a mixer tap and patterned tiled splashbacks. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is also space and plumbing for a washing machine. The room features three radiators, windows to the front and rear elevations, a composite double-glazed back door opening to the rear garden, and a door leading to the cloakroom WC.



CLOAKROOM WC

5'1" x 5'3"

Fitted with a dual flush low-level WC, a corner wash hand basin with a mixer tap and tiled splashback, and a radiator.

FIRST FLOOR LANDING

The landing features access to the loft, a radiator, and doors leading to two double bedrooms and the bathroom.



BEDROOM ONE

15'0" x 10'2"

The first bedroom features two windows facing the rear elevation and a radiator.



BEDROOM TWO

15'0" x 9'4" max

An L-shaped bedroom with two windows facing the front elevation, a radiator, and a built-in cupboard housing the pressurized hot water cylinder.



BATHROOM

7'7" x 6'6"

Fitted with a modern white three-piece suite, the bathroom includes a panel bath with mixer tap and electric shower with a protective screen above, a dual flush low-level WC, and a pedestal wash hand basin. The room also features a radiator and partially tiled walls.



EXTERNALLY

Twin off-road parking spaces and a small golden gravel front garden lead to the front door with a canopy above. The south-facing rear garden is laid to lawn, featuring paved pathways and a patio, all enclosed by timber fence panels with rear gated access.



ADDENDUM

Rent: £418 per month including building insurance and ongoing shared maintenance.
Full fibre internet available in the area.
Price for 40% ownership: £92,000.
Staircase ownership can be achieved.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Leasehold
Council Tax Band: B
125 Year lease from May 2013, 114 years remaining.

ARRANGE A VIEWING

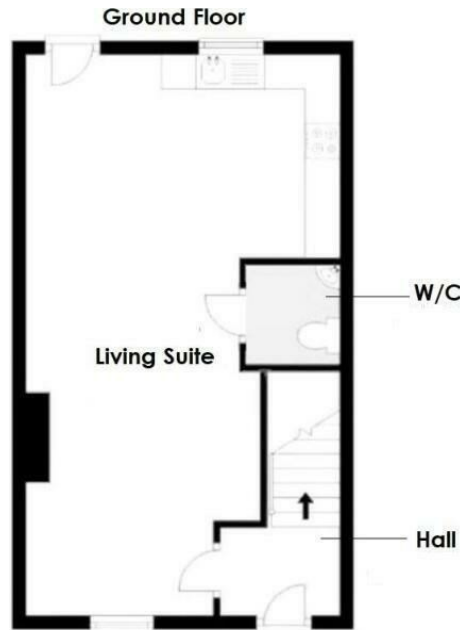
Please contact a member of the team and we will arrange accordingly.
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

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 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			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	