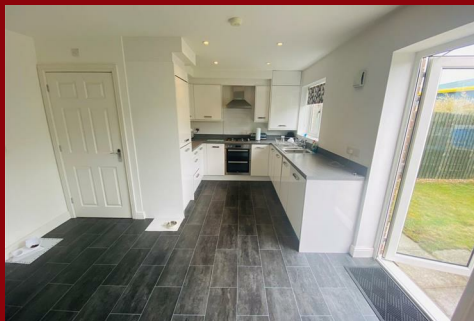


Town & Country

Estate & Letting Agents

Garden Village, Saltney

£260,000



This contemporary three-bedroom detached home in Saltney features gas central heating and UPVC double glazing. The internal accommodation includes a living room, kitchen/dining room, cloakroom WC, shared bathroom, and ensuite facilities in the main bedroom. It also offers driveway parking, gated access, and an enclosed rear garden.

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DESCRIPTION

Forming part of a modern development within the popular Chester suburb of Saltney, this detached three-bedroom home benefits from gas central heating and UPVC double glazing. The property briefly comprises an entrance hall, a living room, and a kitchen/dining room fitted with a range of gloss white wall, base, and drawer units. Additionally, there is a cloakroom WC on the ground floor. The first-floor landing offers access to a shared bathroom and three bedrooms, with the principal bedroom enjoying ensuite facilities. Externally, the property features driveway parking to the side and gated access leading to a predominantly lawned and enclosed rear garden.



LOCATION

Garden Village lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 3rd exit onto Hough Green/A5104, continue to follow A5104 Saltney, turn right onto Garden Village.

ENTRANCE HALL

The property is entered through a double-glazed front door, which opens to an entrance area with timber laminate flooring. A window

facing the side elevation has a radiator below. Stairs rise to the first-floor accommodation, and a door opens to the living room.



LIVING ROOM

15'4 x 13'4

The living room features a bay window facing the front elevation with a radiator below and an internal door opening to the kitchen/dining room.



KITCHEN / DINING ROOM

16'4 x 12

The kitchen is fitted with a range of attractive modern wall, base, and drawer units in gloss white, complemented by chrome handles. Ample work surface space houses a stainless steel 1 1/2 bowl sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, hob, extractor hood, dishwasher, washing machine, and fridge/freezer. There is a housing cupboard for the gas combination boiler, a radiator, and an under-stairs storage cupboard with light. A door opens to the cloakroom WC. The window faces the rear elevation, and UPVC double-glazed French doors open to the rear garden's paved patio area.



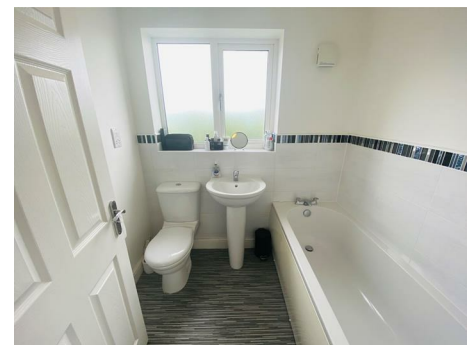
CLOAKROOM WC

6'9" x 2'9

The cloakroom WC is installed with a white dual flush low-level WC, a pedestal wash hand basin, a radiator, an extractor fan, and an opaque window facing the side elevation.

FIRST FLOOR LANDING

The landing features a window facing the side elevation, a radiator, access to the loft, and a deep built-in storage cupboard above the stairs bulkhead.



BATHROOM

5'7 x 6'3

The bathroom is installed with a three-piece modern white suite, comprising a panel bath with a mixer tap, a dual flush low-level WC, a

pedestal wash hand basin, and a chrome heated towel rail. It features partially tiled walls, an extractor fan, and an opaque window facing the rear elevation.



BEDROOM ONE

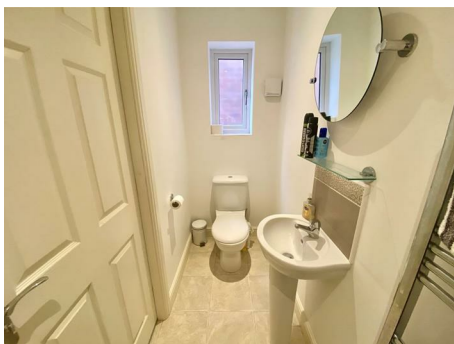
The first bedroom features windows to the front elevation with a radiator below and a door opening to the ensuite shower room.



ENSUITE SHOWER ROOM

10'4 x 3'4

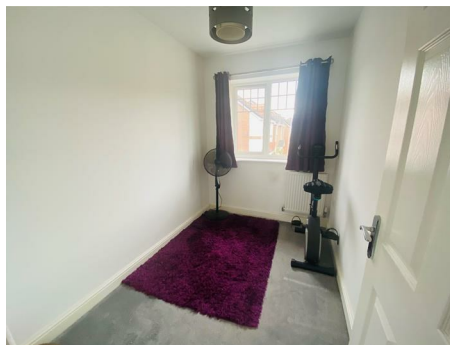
The ensuite shower room is installed with an oversized shower enclosure with a thermostatic shower, a dual flush low-level WC, and a pedestal wash basin with a mixer tap. It features partially tiled walls, a chrome heated towel rail, an extractor fan set within the wall, downlights within the ceiling, and an opaque window facing the side elevation.



BEDROOM TWO

9'10 x 9'8

The second bedroom features a window facing the rear elevation and a radiator.



BEDROOM THREE

8'7 x 5'8

The third bedroom features windows facing the front elevation and a radiator.



EXTERNALLY

To the front of the property, there is a lawned garden with a paved pathway leading to the front door, which is sheltered by a canopy porch and has a courtesy light to the side. Along the side elevation of the property, there is a driveway providing off-road parking, with timber gated side access opening to the rear garden.

The rear garden is predominantly laid to lawn, with a paved pathway and patio area. It also features a timber shed and a variety of trees, plants, and shrubs, all enclosed by timber fencing. Additionally, the rear garden includes an outside light and water supply.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: E

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.

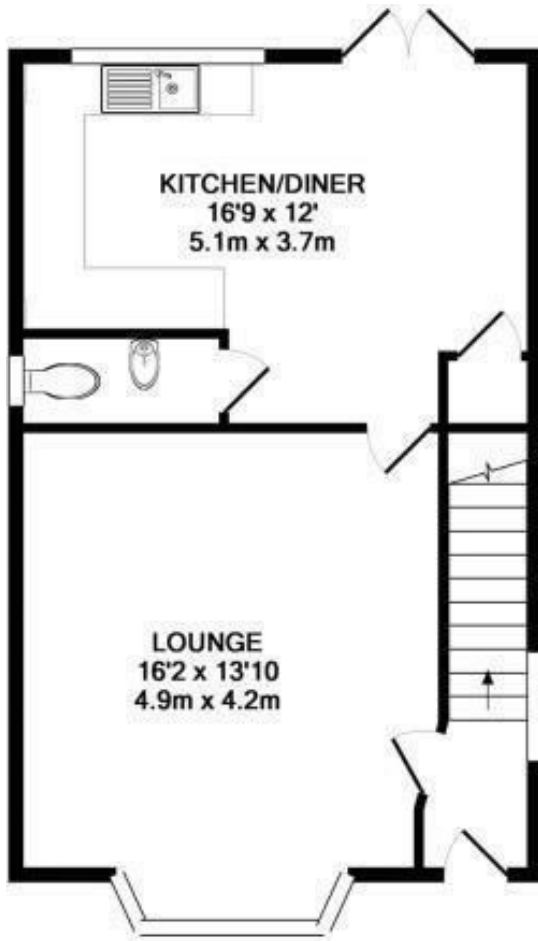
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

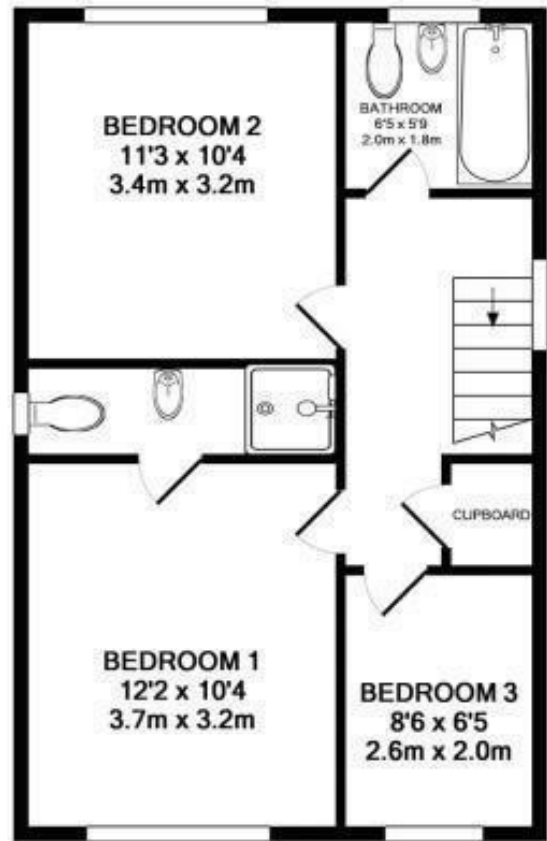
MORTGAGE SERVICES

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.



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	