

# Town & Country

Estate & Letting Agents

Lindfields, Chester

£185,000



Situated within this popular Chester suburb, this three-bedroom townhouse is ideally located for easy access to the city centre, local motorway networks, business and retail parks, as well as day-to-day amenities. The property benefits from both UPVC double glazing and gas central heating. The property comprises an entrance hall with a cloakroom WC, a living room, kitchen/dining room, and a first-floor landing offering access to the bathroom and all three bedrooms, the principal one of which has an en-suite shower room. Externally, to the front of the property is a small lawn garden, while the enclosed rear garden is lawned and shrubbed, with a paved patio area and pathway with gated access opening to the off-road parking spaces.

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## DESCRIPTION

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## LOCATION

Lindfields 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 our Town & Country Chester office at traffic signals turn left onto the A5268. At roundabout take the 2nd exit onto the A483 (signposted North Wales, Wrexham). At Overleigh roundabout take the 4th exit onto the A5104 (signposted Saltney). Turn left onto Boundary Lane then right onto Lindfields where the property can be identified by our 'For Sale' board.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door opening to an entrance hall with a radiator and doors off opening to the living room and cloakroom WC.



## CLOAKROOM W.C

Installed with a low-level WC and wash hand basin, with a vanity unit below and tiled splashback. An extractor fan sits on the wall with a UPVC window facing the front elevation.



## LIVING ROOM

14'6 x 15'4

Having timber flooring, a window facing the front elevation with a radiator below, stairs offering access to the first floor accommodation with spindle balustrades and featuring a living flame gas fire with marble hearth and Adam style surround. A door opens to the kitchen/dining room.



## KITCHEN/DINING ROOM

14'6 x 8'8

The kitchen area is fitted with a range of light oak effect wall, base and drawer units with stainless steel handles. Workspace houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob and extractor hood with space and plumbing for a washing machine, a radiator, ceramic tiled floor and under stairs storage along with a window facing the rear elevation and a UPVC double glazed back door opening to the rear garden.



## DINING AREA

## FIRST FLOOR LANDING

The first floor landing grants access to the loft, a built-in cupboard housing gas combination boiler and doors off opening to all three bedrooms and to the bathroom.



## BEDROOM ONE

11' x 8'3

With timber flooring, a window to the rear elevation, with a radiator below, and a door off opening to the ensuite shower room



## ENSUITE SHOWER ROOM

Installed with a fully tiled, separate shower enclosure with electric shower and an extractor fan above a pedestal wash hand basin, with tile splashback and low level WC.



## BEDROOM TWO

9'6 x 8

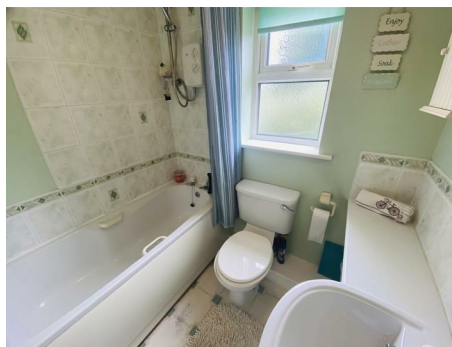
Having timber laminate flooring, a radiator and a window facing the front elevation.



## BEDROOM THREE

6'6 x 5'6

Window to the rear elevation and radiator.



## BATHROOM

5'9 x 5'2

Installed with a panel bath with an electric shower above, a low-level WC along with a wash hand basin with vanity unit below, partially tiled walls, an extractor fan set within the ceiling and an opaque window facing the front elevation.



## EXTERNALLY

The property is approached by foot over a shared pathway leading to the properties lawned front garden with a paved pathway and external light to the side of the front door. To the rear of the property is a paved patio area and pathway alongside a lawn and shrub

garden enclosed by timber fencing with access opening to the properties to off-road parking spaces.

## SERVICES TO PROPERTY

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

Council Tax Band C: £2024

## 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. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 70.0 sq. metres (753.7 sq. feet)

### First Floor

Approx. 33.8 sq. metres (363.7 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 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
<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>			
(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	