

# Town & Country

Estate & Letting Agents

Woodall Avenue, Saltney

Offers Over £190,000



Forming part of a modern development within the popular Chester suburb of Saltney, this well presented, two bedroom semi detached property is available with the benefit of no onward chain enjoys gas central heating UPVC double glazing and comprises an entrance porch, hall, living room, dining room, orangery, the first floor landing with access to both double bedrooms and the shower room. Externally, to the front is a lawned garden with brick block off-road parking and gated side access to a rear garden, enclosed by timber fence panels being predominantly lawn with a patio area and not directly overlooked from the rear.

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## DESCRIPTION

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## LOCATION

Woodall Avenue 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 office, travel south on Lower Bridge St towards St Olave St. Turn right onto Castle St after 0.1 miles. At the roundabout, take the first exit onto Grosvenor Rd/A483. Continue straight to stay on Grosvenor Rd/A483. At the next roundabout, take the third exit onto Hough Grn/A5104, and continue to follow A5104 towards Saltney. After 1.7 miles, turn left onto Boundary Ln, then make a right onto Woodall Ave at 2.1 miles. Proceed onto Douglas Pl, and at 2.3 miles, turn left to remain on Douglas Pl. and the property, Woodall Avenue, will be situated on your right.

## ENTRANCE PORCH

A UPVC double glazed porch entered through a red composite double glazed front door which opens to ceramic tile flooring and an opaque UPVC double glazed door which opens to the entrance hall.



## LIVING ROOM

13'9 x 9'3

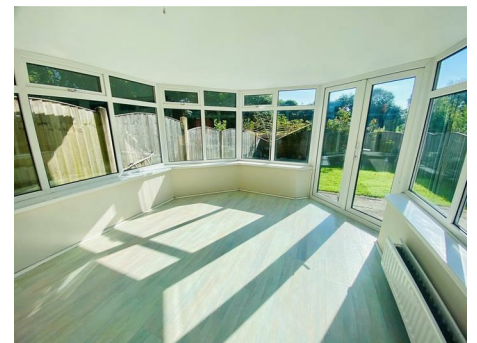
With timber flooring, a window to the front elevation with a radiator below and a marble hearth below and inset living flame gas fire.



## KITCHEN

12'5 x 8'8

Fitted with a range of light maple style wall, base and drawer units complimented by stainless steel handles along with Corian work surfaces housing stainless steel single drainer sink unit with mixer tap and tiled splashback. There is a housing cupboard for a washing machine, space for a cooker with an extractor hood above and a cupboard housing the gas boiler. The flooring is ceramic tile with the window facing the orangery, there is also a radiator and under stairs storage cupboard.



## ORANGERY

11'4 x 10'8

With timber flooring, a radiator, a ceiling fan/light and French doors opening to the rear garden.

## FIRST FLOOR LANDING

Having access to the loft via a retractable ladder, a window to the side elevation and doors off to both bedrooms and to the shower room.



## BEDROOM ONE

10'8 x 9'2

With two windows facing the front elevation, a radiator, timber laminate flooring, fitted floor to ceiling wardrobe with sliding mirror doors and an airing cupboard



## BEDROOM TWO

10'6 x 7'5

Also having fitted wardrobes floor to ceiling with mirrored doors, timber flooring a window to the rear elevation and radiator.



## SHOWER ROOM

6'2 x 5'6

Installed with a modern white suite comprising a corner multi jet shower enclosure with extractor fan above, vanity units incorporating a dual flush low level WC along with a wash hand basin with waterfall style mixer tap and illuminating mirror above, chrome heated towel rail, fully tiled walls, ceramic tiled floor and recessed down lights set within the ceiling.



## EXTERNALLY

Externally front

With a lawned front garden with brick block off-road parking to the side leading to timber access to the rear garden and having an outside light.

Not overlooked from the rear having playing fields directly behind. The rear garden is predominantly made to lawn rosebushes to the rear, patio area timber shed and light all enclosed by a series of fence panels

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
Council Tax Band: C - £1833

## ARRANGE A VIEWING

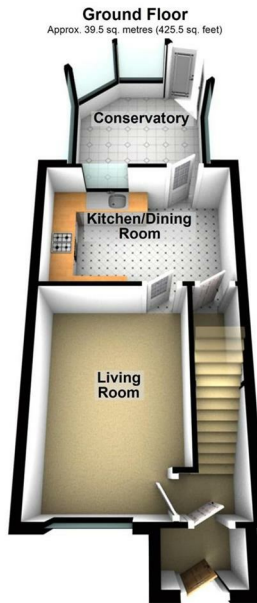
Please contact a member of the team and we will arrange accordingly.  
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

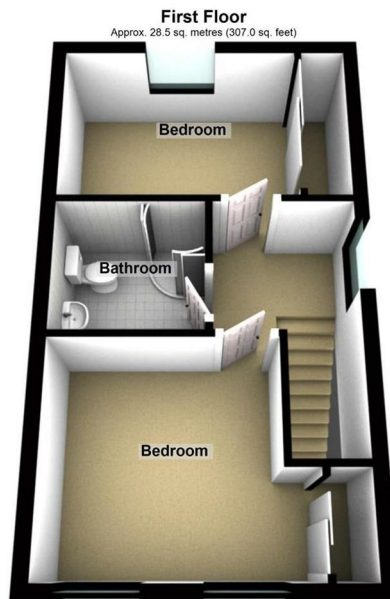
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.



Total area: approx. 68.1 sq. metres (732.5 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	