

# Town & Country

Estate & Letting Agents

Victoria Road, Saltney

£225,000



This beautiful three-bedroom semi-detached home is located in a popular Chester suburb, offering easy access to the city, motorway networks, and local amenities. The property features UPVC double glazing, gas central heating, a spacious kitchen dining room, a utility room, and a lovely south-westerly facing garden with off-road parking.

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## DESCRIPTION

Located at the heart of this Chester suburb, this beautifully presented and spacious three-bedroom semi-detached home offers easy access to the city, local motorways, retail parks, and business centres, as well as a range of amenities. The property benefits from UPVC double glazing and gas central heating. Internally, the accommodation comprises an entrance hall leading to a living room with an inset living flame gas fire. The kitchen dining room is fitted with modern woodgrain effect wall, base, and drawer units, complemented by a spacious utility room containing a cloakroom WC. Upstairs, a first-floor landing provides access to three bedrooms and a bathroom suite. Externally, the property features ample concrete off-road parking at the front. To the rear, there is a generously sized garden facing a sunny south-westerly direction. The garden includes a paved patio area, a raised ornamental pond, a lawn garden, a shed, and a rabbit run, all enclosed within timber fence panels.



## LOCATION

Victoria Road is situated within the highly popular Stanley Park development which was built by Redrow and Harwood Homes in the 1990s and has now become a popular and improving residential area. Chester Business Park, Broughton Retail Park and Chester city centre are within easy commuting distance and there is a regular bus service to Chester city centre within walking distance of the property. There are two local primary schools, as well as a secondary school within easy travelling distance. The property is well served by amenities with Asda and Morison's supermarket's within easy travelling distance as well as day-to-day amenities within Saltney itself.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the 2nd exit onto Lache Lane, turn right onto Circular Drive, continue onto Green Lane, turn left onto Boundary Lane, turn right onto Victoria Road. The destination will be on the left.

## ENTRANCE HALL

8'1" x 5'10"

The property is entered through a leaded, stained glass composite double-glazed front door, which opens onto timber laminate flooring. The entryway features a radiator, a side-facing window, and a staircase leading to the first-floor accommodation. Doors off the hallway provide access to the living room and the kitchen/dining room.



## LIVING ROOM

13'0" x 11'4"

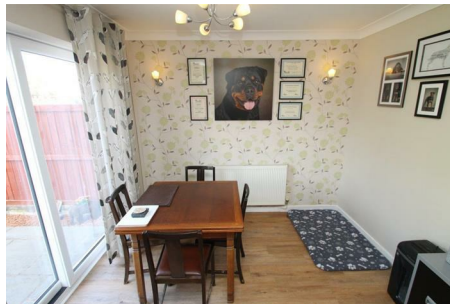
The living room features timber laminate flooring, an inset living flame gas fire, and a front-facing window with a radiator below.



## KITCHEN/DINING ROOM

20'1" x 9'8"

The attractive modern kitchen features a range of light wood grain effect wall, base, and drawer units, complemented by footlights and stainless steel handles. Marble effect work surfaces house a stainless steel single drainer sink unit with a mixer tap and a tiled splashback. Integrated appliances include a stainless steel oven, extractor hood, fridge, freezer, and dishwasher. The kitchen area has a ceramic tiled floor, and a door provides access to a large under-stairs storage cupboard with a side-facing window and a light. The dining area has timber laminate flooring, a radiator, and a UPVC double-glazed patio door that opens to the rear garden. A door from the kitchen/dining room leads to the utility room.



## UTILITY ROOM

15'0" x 7'6"

(Measurement in corporate cloakroom WC)

The utility room is fitted with a range of shaker effect base units and a matching larder cupboard, both complemented by stainless steel handles and light wood grey effect work surfaces. These house a stainless steel single drainer sink unit with a mixer tap, a tiled splashback, and space and plumbing for a washing machine and dryer below. The room features a radiator, a rear-facing window, an internal door to the cloakroom WC, and UPVC double-glazed opaque doors opening to both the front and rear elevations of the property.



#### CLOAKROOM WC

The cloakroom WC houses a dual flush low-level WC and features a rear-facing window.

#### FIRST FLOOR LANDING

With a side-facing window, the first floor landing includes access to the loft via a retractable ladder, a built-in corner storage cupboard housing the Worcester gas combination boiler, and a radiator. Doors off this area open to the bathroom and all three bedrooms.



#### BATHROOM

8'2" x 5'4"

The bathroom is equipped with a panel bath featuring a mixer tap and shower extension, accompanied by a curved protective screen. It also includes a dual flush low-level WC, a pedestal wash basin, a radiator, partially tiled walls, and opaque windows facing the rear and side elevations.



#### BEDROOM ONE

11'2" x 10'5"

The first bedroom features a front-facing window with a radiator below. It is fitted with a range of wood grain effect wardrobes, drawers, and a dressing table, all complemented by chrome handles.



#### BEDROOM TWO

11'2" x 9'3"

Bedroom two has a window facing the rear elevation with a radiator below.



#### BEDROOM THREE

7'5" x 8'9" max

The third bedroom includes a built-in wardrobe and a window facing the front elevation, with a radiator positioned below.



#### EXTERNALLY

At the front of the property, there is ample patterned concrete off-road parking, with gated side access leading along the property to a UPVC double-glazed door providing entry to the utility room. Adjacent to the front door, there is an external courtesy light and a canopy above.

The rear garden is generously sized and enjoys a sunny south-westerly facing aspect. It includes a lawn garden, an ornamental pond, paved pathways, and a patio area. There is also a brick raised planter, a timber shed, and a deck patio area towards the rear. The rear garden is predominantly enclosed by a series of timber fence panels. Additionally, the rear garden benefits from an outside light, power supply, and water supply.



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#### SERVICES TO PROPERTY

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

Tenure: Freehold

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.

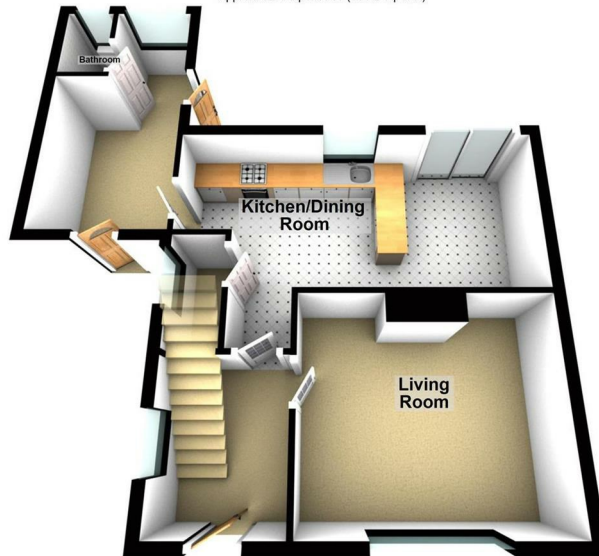
#### MORTGAGE SERVICES

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.**

### Ground Floor

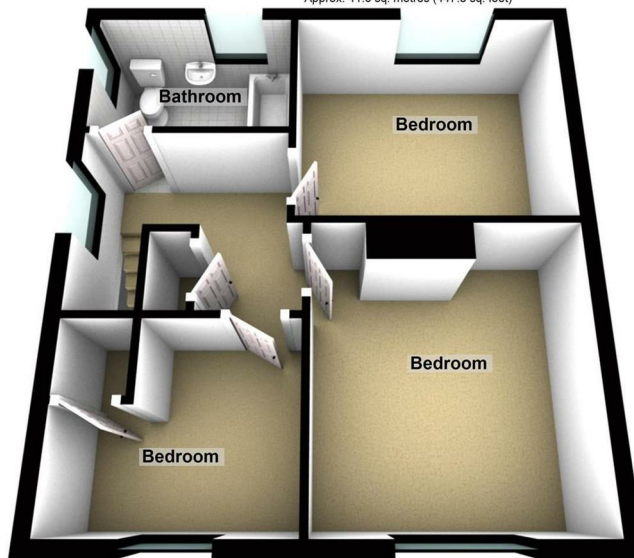
Approx. 52.1 sq. metres (561.2 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

### First Floor

Approx. 41.6 sq. metres (447.3 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) A			
(81-91) B			83
(69-80) C		67	
(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	