

# Town & Country

Estate & Letting Agents

Newry Park East, Chester

Offers Over £260,000



This well-presented three-bedroom semi-detached property is ideally located for easy access to Chester city centre, local motorway networks, and everyday amenities. The house features gas central heating, UPVC double glazing, a light and spacious living room, a kitchen/dining room with access to the rear garden, three bedrooms, and a three-piece white bathroom suite. The front offers off-road parking and a lawn garden, while the southerly facing rear garden has a paved patio area, shrub borders, and a timber deck seating area. This property is offered with no onward chain, presenting an excellent opportunity.

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## DESCRIPTION

Ideally situated for convenient access to Chester city centre, local motorway networks, and a variety of everyday amenities, this well-presented three-bedroom semi-detached property boasts gas central heating and UPVC double glazing throughout. The property is offered with no onward chain and comprises an entrance porch leading into a light and spacious living room. Double doors from the living room open into a through kitchen/dining room, which features UPVC French doors leading out to the rear garden. On the first floor, a landing provides access to a three-piece white bathroom suite and all three bedrooms. Externally, the front of the property offers ample off-road parking alongside a lawn garden, with timber gated side access leading to the southerly facing rear garden. The rear garden is predominantly laid to lawn and includes a paved patio area, shrub borders, and a further timber deck seating area positioned towards the rear. This property represents an excellent opportunity and is available with the added benefit of no onward chain.



## LOCATION

Situated off Brook Lane within walking distance of the city, the property is convenient for many local amenities including shops and schools and is within a short distance of the A41 ring road which provides easy commuting to neighbouring industrial and commercial centres and also the M53 motorway. Chester City Centre with its more extensive shopping and leisure facilities is close at hand.

## 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 2nd exit onto Nicholas Street/A5268, continue to follow A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116,

turn right onto A5116, turn left onto Liverpool Road/A5116, at the roundabout, take the 2nd exit onto Brook Lane, turn left onto Grange Road, turn right onto Newry Park East. The destination will be on the right.

## ENTRANCE PORCH

4'6" x 2'2"

An opaque composite double glazed front door with a side panel opens to a tiled floor, accompanied by a radiator. An internal door leads to the living room.



## LIVING ROOM

14'9" x 12'9"

The living room features timber laminate flooring, with stairs rising to the first-floor accommodation adorned with banister and spindle balustrades, and a convenient storage cupboard below. A window facing the front elevation includes a radiator positioned below. Double doors open to the kitchen/dining room, creating a seamless flow between spaces.



## KITCHEN/DINING ROOM

14'9" x 9'7"

Installed with a range of shaker style wall, base, and drawer units complemented by stainless steel handles, the kitchen features work surfaces housing a stainless steel single drainer sink unit with a mixer tap and tiled splashbacks. Additionally, there is a cupboard housing a Glow-worm gas combination boiler, along with integrated stainless steel oven, hob, and extractor hood, a slimline dishwasher, fridge, and freezer. The kitchen also offers space and plumbing for a washing machine. The flooring is timber laminate, extending seamlessly from the living room. A window at the rear elevation features a radiator below, and UPVC double glazed French doors open to the rear garden.



## FIRST FLOOR LANDING

The landing provides access to the loft and features built-in deep storage above the stairs. A window facing the side elevation brightens the space, and doors open to the bathroom and all three bedrooms.



## BATHROOM

6'2" x 5'8"

The bathroom is equipped with a white three-piece suite, featuring a shaped panel bath with thermostatic controls and a curved protective screen. It includes a dual flush low-level WC and a pedestal wash hand basin with a mixer tap. The walls are fully tiled, complemented by a heated chrome towel rail. An extractor fan is integrated into the ceiling, and an opaque window faces the front elevation.



## BEDROOM ONE

12'8" x 8'5"

The first bedroom has a window facing the front elevation and a radiator below.



## BEDROOM TWO

9'6" x 8'5"

Bedroom two features a window to the rear elevation with a radiator below.



## BEDROOM THREE

6'7" x 6'2"

The third bedroom also has a window facing the rear elevation and a radiator below.



## EXTERNALLY

The property includes a front lawn garden and driveway parking, with timber side access leading to the rear garden and an external light. Accessed through timber gates at the side, there is a paved pathway featuring a timber shed and an aluminium storage unit. This pathway leads to a paved patio area and a predominantly lawn garden with chipped bark and shrub borders. There is also an outdoor seating area with raised planters towards the rear of the garden. The rear garden benefits from external lighting and a water supply. It

enjoys a predominantly southerly facing sunny orientation.



## SERVICES TO PROPERTY

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

Tenure: Freehold

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.

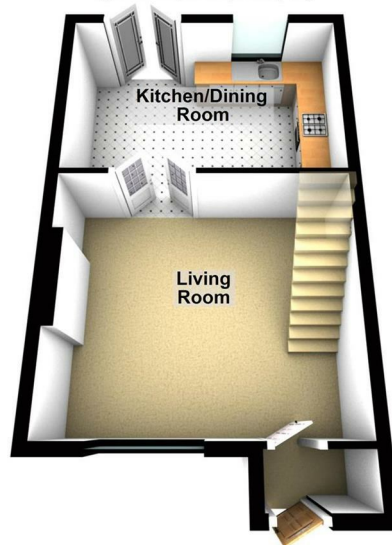
## MORTGAGE SERVICES

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. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)

### First Floor

Approx. 33.1 sq. metres (356.1 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>			88
(81-91) <b>B</b>		74	
(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	