

Town & Country

Estate & Letting Agents

Pegasus Croft, Chester

£279,950



This stunning three-bedroom house is the perfect family home, located in the desirable area of Saighton, Chester. The property boasts two off-road parking spaces, a south-westerly facing rear garden, a kitchen/diner, a comfortable living room, and an en-suite shower room. With ample natural light and modern finishes, this house is perfect for those seeking a move-in ready home. The location offers easy access to local amenities and excellent transport links, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make this beautiful house your home!

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ENTRANCE HALL

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

CLOAKROOM W/C

5'6 x 3'3

Installed with contemporary, dual flush, low-level WC, wash hand basin with mixer tap, a radiator, ceramic tiled floor and partially tiled walls. Set within the ceiling are recessed downlights and an extractor fan.



LIVING ROOM

15'8 x 10'4

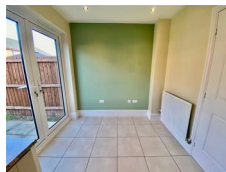
The living room has a window facing the front elevation, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below, and a door opening to the kitchen/diner.



KITCHEN/DINING ROOM

13'8 x 8'1

The kitchen is installed with an array of attractive, contemporary wall, base and drawer units. Complimented by granite worksurfaces housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a stainless steel double oven, stainless steel hob and extractor hood, fridge, freezer, washing machine and dishwasher. The flooring is ceramic tiled, there is a radiator, recessed downlights set within the ceiling, a window faces the rear elevation and UPVC double glazed doors that open to the rear gardens patio area.



FIRST FLOOR LANDING

With access to the loft space, a radiator, a built-in storage cupboard and doors off open to all three bedrooms and to the family bathroom.



PRINCIPAL BEDROOM

11'6 x 10'1

With fitted double mirror fronted wardrobes, a radiator, a door of

opening to the Ensuite shower room and a window to the rear elevation.



EN-SUITE SHOWER ROOM

Installed with a modern white suite, comprising a double shower enclosure with thermostatic shower, a dual flush, low-level WC, a wash hand basin with mixer tap and mirror over, a chrome heated towel rail, an extractor fan and ceramic tiled flooring and partially tiled walls. There are recessed downlights set within the ceiling and an opaque window faces the rear elevation.



BEDROOM TWO

10'2 x 8'6

With a radiator and a window to the front elevation.



BEDROOM THREE

8'6 x 7'1

The third bedroom comprises a radiator and windows to the front elevation.



FAMILY BATHROOM

7'3 x 6'2

The bathroom is installed with a contemporary white suite comprising a panel bath with thermostatic showerhead above, a dual flush, low-level WC, wash hand basin with mixer tap a chrome heated towel rail, ceramic tile floor, partially tiled walls and set within the ceiling are recessed downlights and an extractor fan.



EXTERNALLY

To the front of the property there is a paved pathway, two off-road parking spaces and an external light. The South-Westerly facing rear garden is predominantly laid to lawn with a paved patio area, gated side access, external light, power and water supply.

SERVICES TO PROPERTY

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

ARRANGE A VIEWING

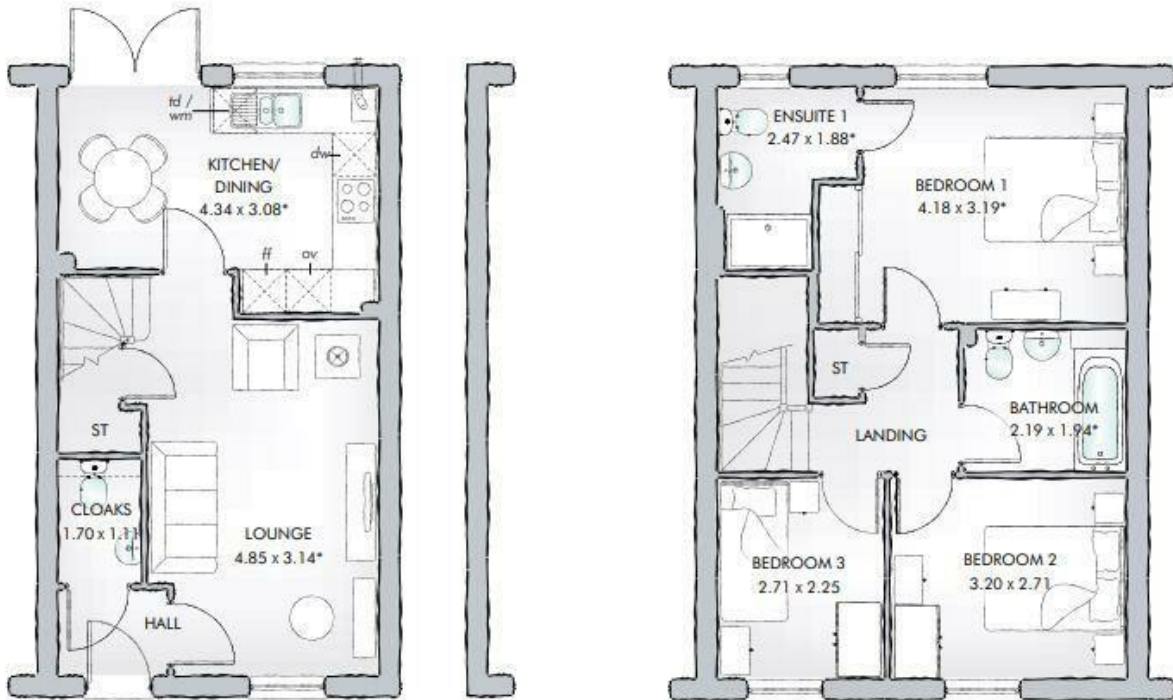
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

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.



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			96
(81-91) B		84	
(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	