

Town & Country

Estate & Letting Agents

Hartington Street, Handbridge

£275,000



Located in the heart of Handbridge, a sought-after Chester suburb, this three-bedroom semi-detached property offers great renovation potential. It includes a dining room, living room, kitchen, three bedrooms, a bathroom, and a separate WC. The property features UPVC double glazing, gas central heating, off-road parking, and a partially landscaped garden with a storage garage.

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DESCRIPTION

Situated in the heart of Handbridge, a highly desirable Chester suburb, this three-bedroom semi-detached property offers great potential for renovation. With UPVC double glazing and gas central heating, the home features an entrance hall, dining room, living room, and kitchen on the ground floor. The first floor includes a landing that leads to three bedrooms, a bathroom, and a separate WC. Externally, the property benefits from patterned concrete off-road parking at the front, with an iron gate providing side access to the rear garden. The garden is partially landscaped with shrubs, a concrete patio area, a prefabricated storage garage, and rear gated access. This property is perfect for those looking to create a personalized home in a sought-after location.



LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. The property is located at the head of a Cul-de-Sac and Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Pleasant walks can be enjoyed along the

banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Queen's Park Road, turn right onto Queen's Park View, continue onto Hartington Street. The destination will be on the left.

ENTRANCE HALL

The property is accessed via a UPVC double-glazed front door, which opens into an entrance hall. The hall features stairs rising to the first-floor accommodation, with a storage cupboard located underneath. Doors from the entrance hall lead to the dining room, living room, and kitchen.



KITCHEN

11'0" x 6'3"

The kitchen is fitted with wall base and drawer units, featuring a stainless steel single drainer sink unit set within the work surface. There is space for a cooker, tiled splashbacks, an understairs storage cupboard, and a window facing the rear elevation. A UPVC back door provides access to the rear of the property.



DINING ROOM

10'4" x 9'5"

The dining room features a window facing the front elevation, a radiator, and an ornamental fireplace, adding a touch of character to the space.



LIVING ROOM

14'5" x 11'0"

The living room includes a ceramic tile fireplace with an electric fire, creating a cosy focal point. A window facing the rear elevation allows natural light to fill the room, with a radiator positioned just below for warmth.

FIRST FLOOR LANDING

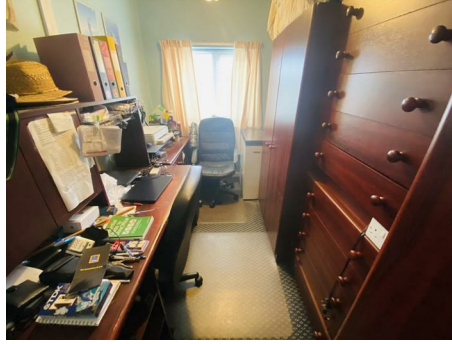
The landing provides access to the loft, features a window facing the side elevation, and has doors opening to all three bedrooms, the bathroom, and a separate WC.



BEDROOM ONE

8'6" x 9'4"

Bedroom one features a window facing the rear elevation with a radiator below, fitted wardrobes with luggage cupboards above, and a central dressing table.



BEDROOM THREE

10'8" x 6'2"

Bedroom three has a window facing the rear elevation and a radiator. It is currently utilized as a study and dressing room.



EXTRNALLY

To the front of the property is a shrub garden, pattern concrete off-road parking, a canopy above the front door with a light to the side, and iron gated side access leading to the rear garden.



BEDROOM TWO

9'6" x 8'6"

Bedroom two has a window facing the front elevation with a radiator below and a range of fitted wardrobes with sliding doors positioned along one wall of the room.



BATHROOM

8'2" x 4'3"

The bathroom is installed with a panel bath, a pedestal wash hand basin, tiled walls, a radiator, and a window facing the rear elevation.

SERARATE WC

The separate WC features fully tiled walls, an opaque window facing the front elevation, and is fitted with a low-level WC.

The rear garden features a shrub garden, a concrete patio area, an outside light, a water supply, rear gated access, and a prefabricated garage used for storage.

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

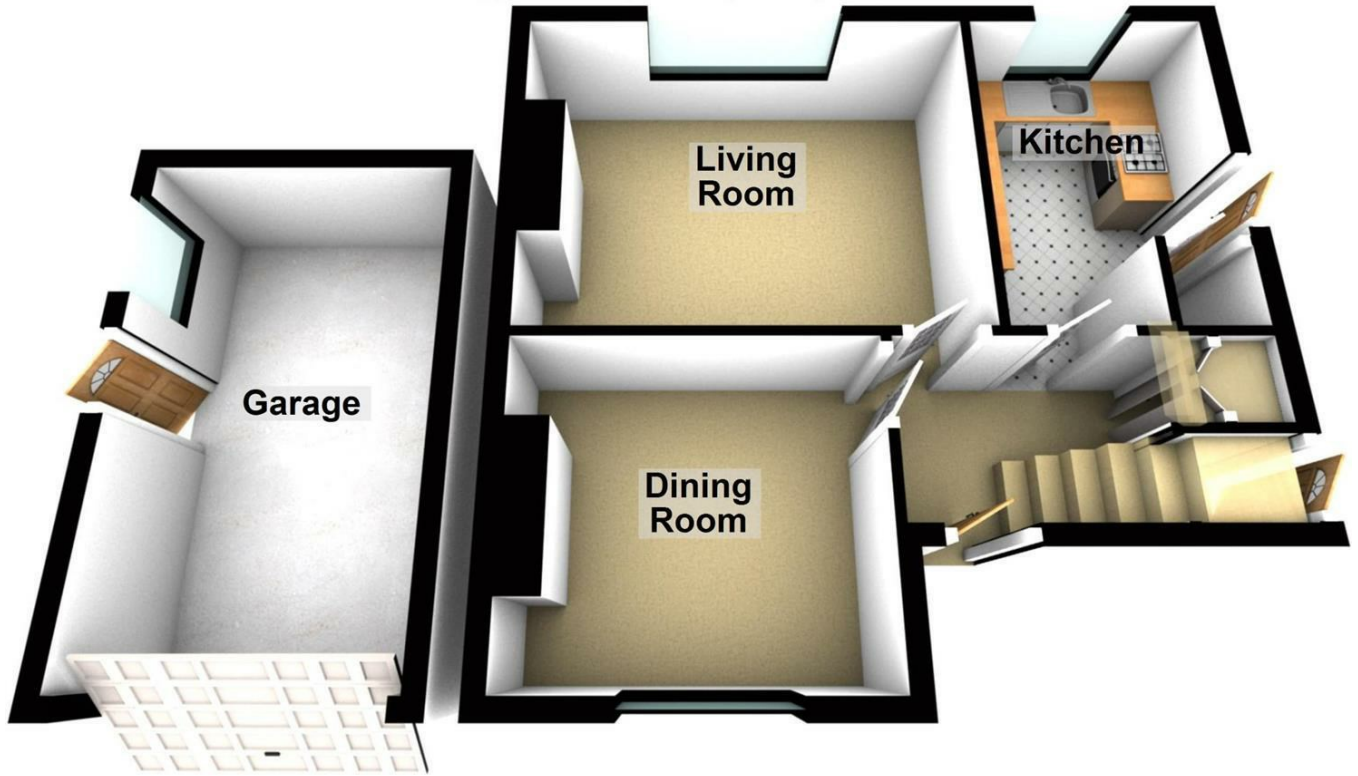
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

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Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 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) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	