

# Town & Country

Estate & Letting Agents

Mayfield Park, Saltney

Asking Price £264,600



With NO ONWARD CHAIN, this well-presented three-bedroom home in Saltney features a bright living room, spacious kitchen/dining room, cloakroom WC, family bathroom, and a lovely corner garden to the front. It also includes a single garage, off road parking and a well-maintained rear garden with a patio area.

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## DESCRIPTION

Situated on an enviable corner plot in the popular Chester suburb of Saltney, this well-presented three-bedroom detached home offers a perfect blend of comfort and convenience. The ground floor features an entrance hall, a bright living room, a spacious kitchen/dining room, and a cloakroom WC. Upstairs, the first-floor landing provides access to a family bathroom and three bedrooms, with the principal bedroom benefiting from an en suite shower. Externally, the property boasts a lawned corner garden at the front, a charming canopy porch with a courtesy light, and off-road parking in front of the single garage. Gated access leads to a well-maintained, South facing enclosed rear garden, which includes a lawn, a composite decked patio area, and a paved patio and pathway accessible directly from the French doors off the kitchen/diner.



## LOCATION

Mayfield Park lies within the popular district of Saltney situated on the border between Wales and England, primarily located within the Welsh county of Flintshire. It lies to the west of Chester, England, and forms part of the Chester urban area. The town has a rich industrial heritage, with its development historically linked to the salt industry and the railway. Saltney is known for its community spirit and offers a variety of local amenities including schools, shops, and recreational facilities. It serves as a residential area for those working in Chester and the surrounding regions, benefiting from its proximity to both the Welsh and English 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.

## 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 3rd exit onto Hough Green/A5104, continue to follow A5104, turn right onto Mayfield Park. The destination will be on the right.

## ENTRANCE HALL

The property is entered through a composite opaque double-glazed front door that opens to a welcoming entrance hall. It features attractive timber laminate flooring, a radiator, and stairs rising to the first-floor accommodation with a

convenient storage cupboard underneath. Doors from the hall provide access to the kitchen/dining room, cloakroom WC, and living room.



## CLOAKROOM WC

5'8" x 3'3"

The cloakroom is fitted with stylish grey timber laminate flooring and includes a dual flush low-level WC. A wash hand basin with a vanity unit and mixer tap is also installed, along with a radiator, providing both functionality and modern design.



## LIVING ROOM

16'5" x 11'6"

The living room features grey timber laminate flooring, creating a contemporary feel. It is equipped with two radiators and has a window facing the front elevation, another facing the side

elevation, and a bay window also facing the side elevation, allowing for ample natural light. The room is further enhanced by a wall-mounted electric fire, adding a cosy focal point.



## KITCHEN/DINING ROOM

16'5" x 10'1"

The kitchen is stylishly fitted with an array of attractive gloss white wall, base, and drawer units, complemented by chrome handles. The ample work surface space includes a stainless steel one-and-a-half bowl sink unit with a mixer tap. Integrated appliances comprise a stainless steel oven, hob, and extractor hood, along with a fridge/freezer, washing machine, and dishwasher. The kitchen features grey timber laminate flooring and recessed downlights set within the ceiling. A window faces the front elevation, and there is a radiator, while UPVC double

glazed French doors open to the garden, allowing for easy access and natural light.



## FIRST FLOOR LANDING

The landing features a window facing the side elevation, providing natural light. There is access to the loft, a built-in shelved storage cupboard, and doors opening to the family bathroom and all three bedrooms, with the principal bedroom benefiting from an en-suite.



## PRINCIPAL BEDROOM

10'7" x 9'6"

The principal bedroom has a window facing the front elevation with a radiator below. A door opens to the en-suite shower room, offering added convenience and privacy.



## ENSUITE SHOWER ROOM

7'2" x 3'7"

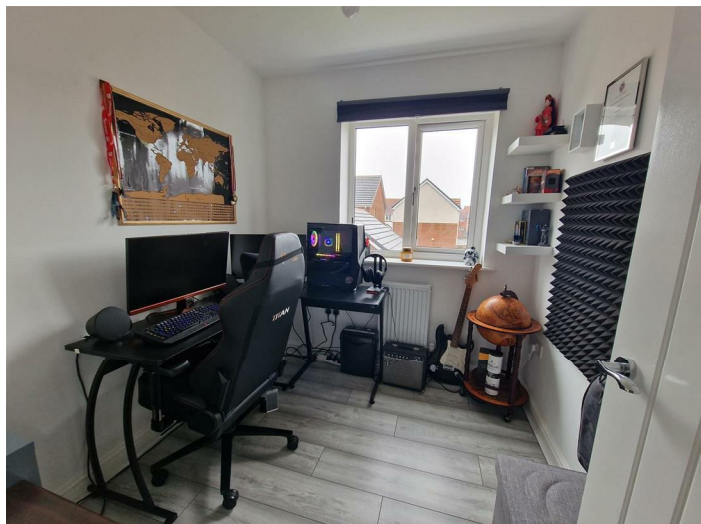
The en-suite is equipped with a modern white three-piece suite, featuring a low base shower enclosure with a thermostatic shower, a flush-level WC, and a pedestal wash hand basin with a mixer tap. The space is enhanced with a chrome heated towel rail and partially tiled walls. An opaque window faces the front elevation, allowing for natural light while maintaining privacy. The ceiling is fitted with recessed downlights and an extractor fan for ventilation.



## BEDROOM TWO

11'6" x 9'6"

The second bedroom is a double aspect room with windows to front and side elevations along with a radiator.



## BEDROOM THREE

7'6" x 6'7"

The third bedroom features timber laminate flooring and a window to the side elevation with a radiator below.



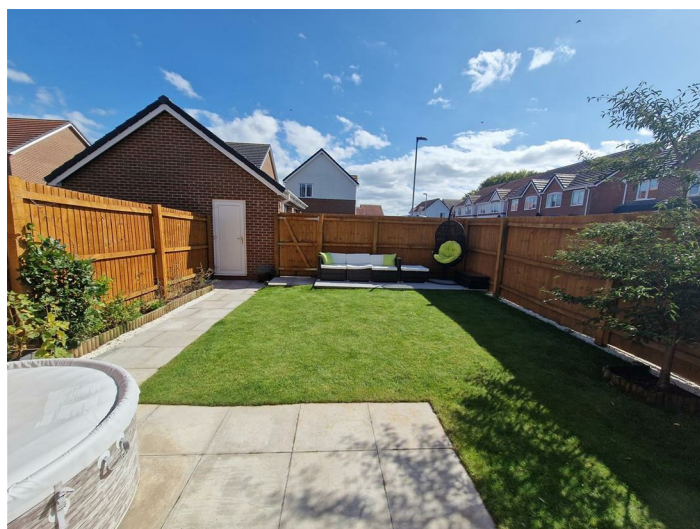
## BATHROOM

The family bathroom is fitted with a modern white suite, including a panel bath with a mixer tap, complemented by a thermostatic shower and a protective screen above. The suite also features a flush low-level WC and a pedestal wash hand basin. The bathroom is finished with partially tiled walls, a ceramic tile floor, and a chrome heated towel rail. An extractor fan ensures proper ventilation, and an opaque window facing the side elevation provides privacy while allowing natural light to enter the room.



## EXTERNALLY

The property is situated on an enviable corner plot, featuring a well-maintained lawn garden that wraps around the corner. A canopy with a courtesy light is positioned above the front door, providing a welcoming entrance. An external water supply is conveniently located, and there is off-road parking available in front of the single garage. The South facing enclosed rear garden can be accessed from the front through a timber gate. It includes a lawn area, a paved pathway, and a patio, as well as a composite decked patio area at the rear, perfect for outdoor relaxation and entertaining. A UPVC door provides access to the garage, and a timber gate opens to the property's parking space. The garden also benefits from external lighting and power, adding to its practicality and appeal.



## GARAGE

17'0" x 8'3"

The garage can be accessed from the front through an up-and-over door or from the side via a UPVC door. Inside, it is equipped with both power and light, providing convenient storage and functionality.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: E

## 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.

## IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information

provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other

permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

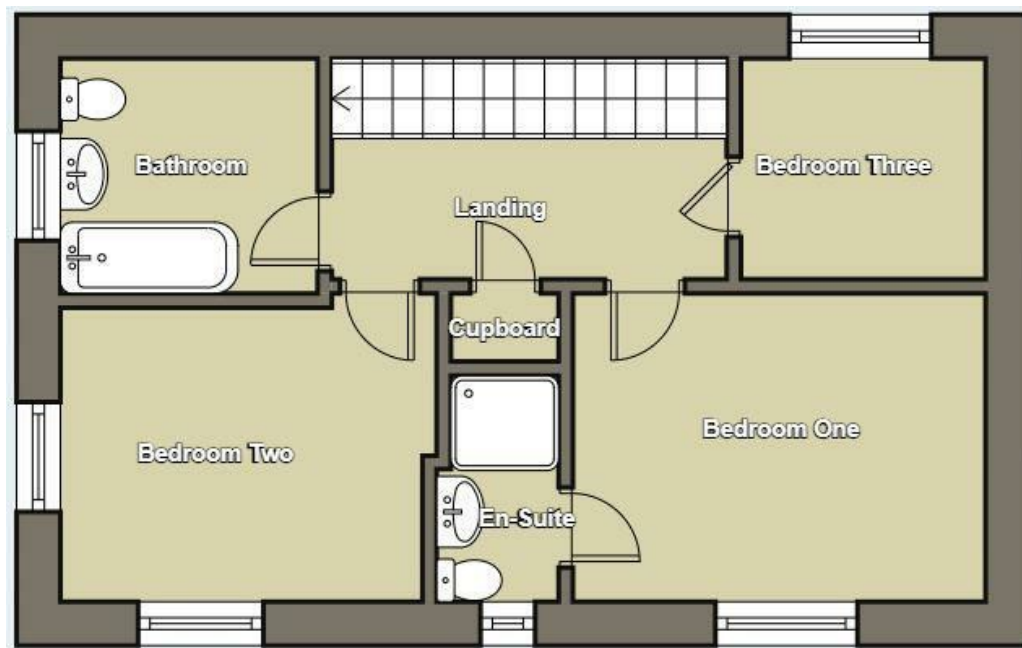
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (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 |           |

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