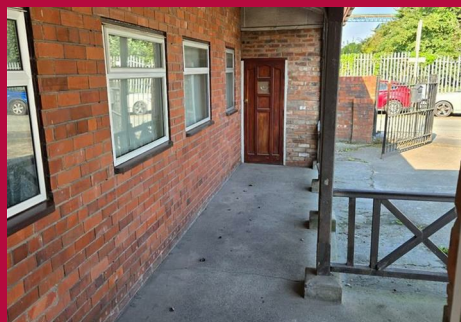


# Town & Country

Estate & Letting Agents

Rectors Lane, Pentre

No Onward Chain £259,950



A fantastic opportunity to purchase a 42'0" x 30'0" workshop with a two-bedroom semi-detached bungalow. The workshop is currently utilised for car maintenance. The workshop benefits from a spacious parking area to the front secured by iron fencing, office space and W.C, whilst the accommodation has been updated and modernised comprising of two double bedrooms, a kitchen, living room, bathroom and rear yard.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900





## Directions

Head west on Castle St towards Bunce St. At the roundabout, take the 2nd exit onto Nicholas St/A5268. Turn left onto Watergate St/A548 and continue to follow A548. Merge onto A494 via the slip road to A55/Queensferry/Conwy. Take the B5129 exit towards Queensferry. At the roundabout, take the 1st exit onto Chester Rd E/B5129. Finally, turn left onto Rectors Ln and the property is towards the end of the road on the right hand side.



## Workshop

42'0" x 30'0"

Currently utilised as a working garage, the workshop has two sets of large doors for vehicular access, a ramp, lighting and compressor.

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## Office

8'4" x 6'8"

With doors providing access to the workshop and rear yard, and a window to the rear yard.



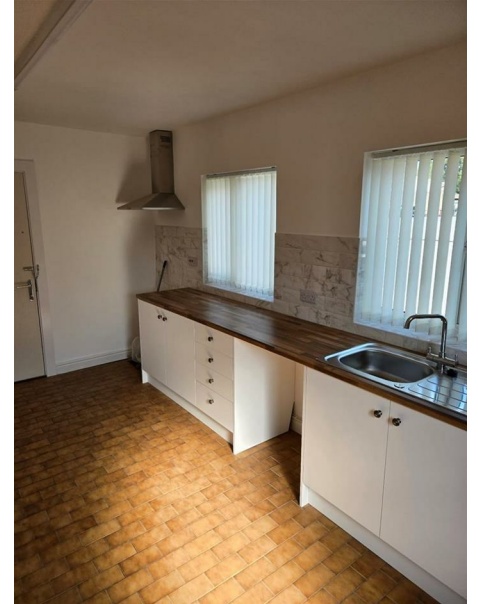
## Rear Yard

Access from either the workshop office door, the side iron gate or the door from the kitchen, the yard is fully paved and has access to an outside toilet.

## Outside Bathroom

7'5" x 4'1"

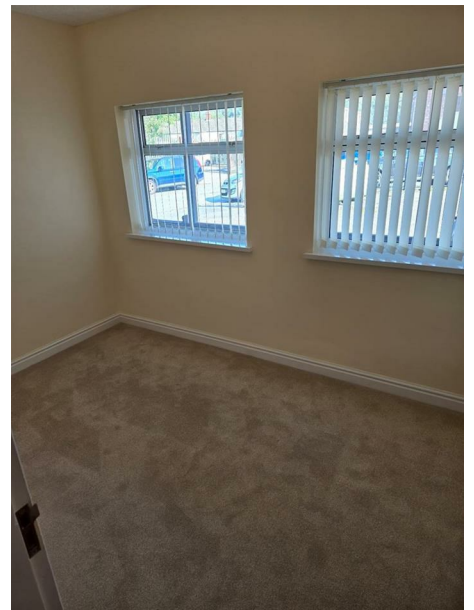
Comprising a wash hand basin and a low level w/c.



## Kitchen

15'10" x 9'6"

Enter through the front door (recently had a new 3 lever lock) into the recent newly fitted kitchen and a new BAXI economical boiler, a new composite front door and double glazed rear door to the rear yard, there are also two windows to the side elevation.



## Living Room

15'11" x 10'9"

With a window to the rear, new laminate flooring and carpets with a living gas flame fire place (currently disconnected) and a door into the inner hall which provides access to the bedrooms and bathroom.

## Bedroom One

9'11" x 11'0"

With a window to the front elevation a new carpet and a radiator

## Bedroom Two

7'5" x 11'1"

With a window to the side elevation a new carpet and a radiator





### Bathroom

7'6" x 5'8"

Requiring modernisation, the bathroom currently comprises a low level w/c, wash hand basin, bath and an opaque window to the side.



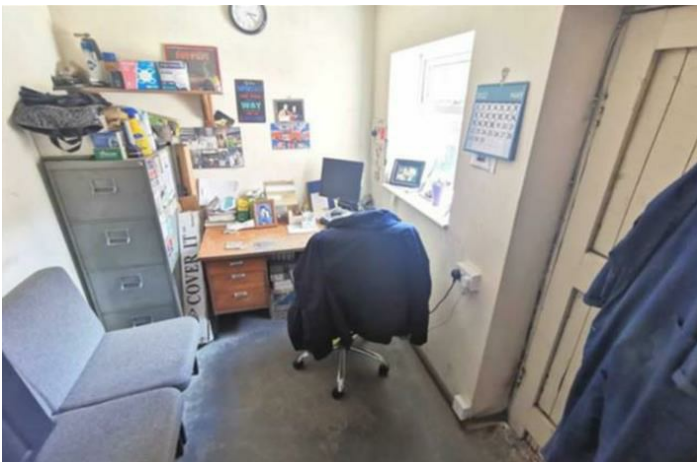
### Externally

To the front of the property is ample off road parking for a sizeable amount of vehicles, there is also a storage area, a wooden fence with gate adds a porch area to the property and

there is access to the rear yard through an iron gate at the back of the bungalow.



Garage



Office Space







## Outside W.C

## Services to Property

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

Tenure: Freehold

Council Tax Band B:

## To Arrange a Viewing

Strictly by prior appointment with Town & Country Chester  
01244 403900.

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.



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.

