

# Town & Country

Estate & Letting Agents

Overleigh Road, Handbridge

£250,000



Built in 1884, this character terraced cottage offers any prospective purchaser the opportunity to enhance and modernise this charming property to their own requirements. Located in the popular district of Handbridge and available with No Onward Chain, viewing is essential to appreciate all this cottage has to offer.

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

TEL: 01244 403900



## DESCRIPTION

This two bedroom mid-terrace cottage is in need of full modernisation, residing in the heart of Handbridge, with all the convenience the area has to offer. The cottage offers the perfect opportunity for someone looking for a property to make their own, or for a project. The accommodation features a kitchen, living room, dining room, and a shower room. A pathway leads to the front garden with a small hedge forecourt. The rear garden has a paved pathway and lawned garden enclosed by a combination of brick walls and fencing, there is also an outbuilding having the advantage of power and light.



## LOCATION

Located in the heart of the highly desirable Chester suburb of Handbridge, with a picturesque outlook over the church of Saint Mary's, and just a short walk from the city centre, with all amenities close at hand. Local schooling is available for nursery, primary and secondary education with the property being within walking distance of Overleigh Primary, Queens Park High and Catholic high school. Pleasant walks can be enjoyed along the banks of the River Dee and Meadows which lie close by. Easy access is enjoyed to Chester Business Park and the A55 southerly bypass.

## DIRECTIONS

From our Chester Branch, head south on Lower Bridge Street towards St Olave

Street, continue onto Handbridge/Old Dee Bridge. Continue to follow Handbridge, continue onto Overleigh Road and follow until you see our For Sale Sign.

## ENTRANCE HALL

The property is entered through a timber panelled and glazed front door opening to an entrance hall off to the first-floor accommodation. A door opens into the living room.



## LIVING ROOM

14'0 x 11'6

Having windows to the front elevation and an electric wall heater below, understairs storage cupboard and a door opening to the dining room.



## DINING ROOM

11'4 x 8'9

Having a feature ceramic tiled fireplace, a window to the rear elevation and an electric wall heater. A glazed door opens to the kitchen.



## KITCHEN

8'2 x 6'2

The kitchen is fitted with lightwood grain effect wall and base units with stainless steel handles, a work surface housing a stainless-steel single drainer sink unit, a window faces the rear elevation. A glazed door opens to the back garden and open through way to a walk-in pantry.

## PANTRY

9'2 x 3'7

The pantry has power and light with a quarry tiled floor.

## FIRST FLOOR LANDING

The landing provides access to the loft with doors opening to the shower room and both bedrooms.



## SHOWER ROOM

5'6 x 6'2

Formally a bathroom that has been converted into a shower room comprising a shower enclosure with electric shower, a low-level WC and a

pedestal wash hand basin. Partially tiled walls and an opaque window to the rear elevation.



## BEDROOM ONE

12'0 x 11'6

Having a window facing the front elevation, an electric wall heater, a fitted shelved cupboard and a walk in wardrobe (5'2" x 4'0 feet).



## BEDROOM TWO

10'9 x 8'5

Having a built-in cupboard housing the hot water cylinder. Windows to the rear elevation and an electric wall heater



## EXTERNALLY

The property is accessed via four steps and a brick block pathway leads to an iron gate opening to a paved pathway leading to the front garden with a small hedge forecourt garden front. The rear garden has a paved pathway lawn garden and is enclosed by a combination of brick walls and fencing with an outbuilding to the rear.

## OUTBUILDING

17'5 x 8'2 (approx)

With a window to the front elevation, having power and light, with a high-level WC, along with an additional door to access the property at the rear.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: 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.

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.

