

Town & Country

Estate & Letting Agents

Allington Place, Handbridge

£220,000



This two-bedroom end terraced family home is situated within walking distance of Chester City centre over the River Dee. Offering good sized accommodation and comprising of an entrance hall, living room, open plan kitchen/diner, a garden room, two double bedrooms and a shower room. The enclosed courtyard has the advantage of an outbuilding. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This property is located in the highly sought-after Chester suburb of Handbridge, conveniently situated within walking distance of Chester city centre. This two-bedroom end terraced property offers good sized accommodation with the advantage of a rear courtyard and outbuilding. The property is double glazed and features gas-fired central heating. The accommodation comprises an entrance hall, a modern living room featuring a wood burner and the fitted kitchen leading out to an enclosed courtyard. Off the first-floor are two good sized bedrooms and a shower room off.



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. 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 a number of 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, turn left onto Appleyards Lane/Cheshire View, continue to follow Appleyard's Lane, turn right onto Allington Place, turn right to stay on Allington Place. The property will be located by our For Sale Board.

ENTRANCE HALL

Having a double-glazed window facing the front elevation. The property is entered through a timber panel front door opening to timber flooring, stairs rise up to the first-floor accommodation and a door opens into the living room.



LIVING ROOM

12'3 x 12'4

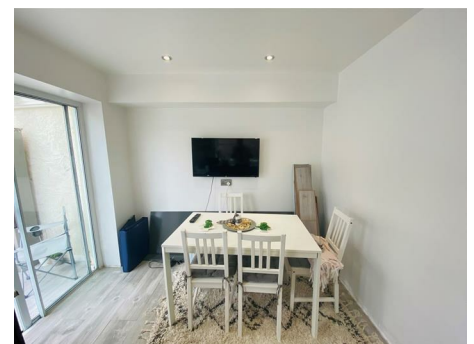
Having a window facing the front elevation. Timber laminate flooring, an under stairs storage cupboard and a log burner situated on a granite hearth. The doorway off leads to the kitchen/dining room.



KITCHEN/DINING AREA

17'0 x 8'8

The kitchen is fitted with gloss grey wall, base and drawer units, having ample work surface space and housing a resin one and a half bowl sink unit with a mixer tap. There is space for a cooker with an extractor hood, a space and plumbing for a washing machine and plumbing for a dishwasher. The flooring is ceramic tiles, with windows facing the rear and side elevations and a patio door opening to the garden room.



DINING AREA

GARDEN ROOM

8'0 x 4'5

Timber laminate flooring and a timber single glazed frame with a patio door opening to the rear garden.

FIRST FLOOR LANDING

With windows, to the side elevation and doorways off to both bedrooms and a door opening to the shower room.



BEDROOM ONE

15'5 x 9'4

Having two windows facing the front elevation, timber laminate flooring, recessed downlights set within the ceiling and a built-in cupboard housing the hot water cylinder.



BEDROOM TWO

11'1 x 9'0

Timber laminate flooring, recessed downlights and a window to the rear elevation.



SHOWER ROOM

11'8 x 5'2

The shower room is installed with a double shower enclosure, having an electric shower, fully tiled walls, a dual flush low level WC, a pedestal wash hand basin and window facing the rear elevation.



EXTERNALLY

To the front of the property is a small garden with a gate opening to a paved pathway leading to the front door. The rear yard garden is paved and enclosed with an outside water supply and timber gated access

OUTBUILDING

11'4 x 16'0 max

With power and light, double glazed access door and window facing the courtyard.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: B £1,771.00

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

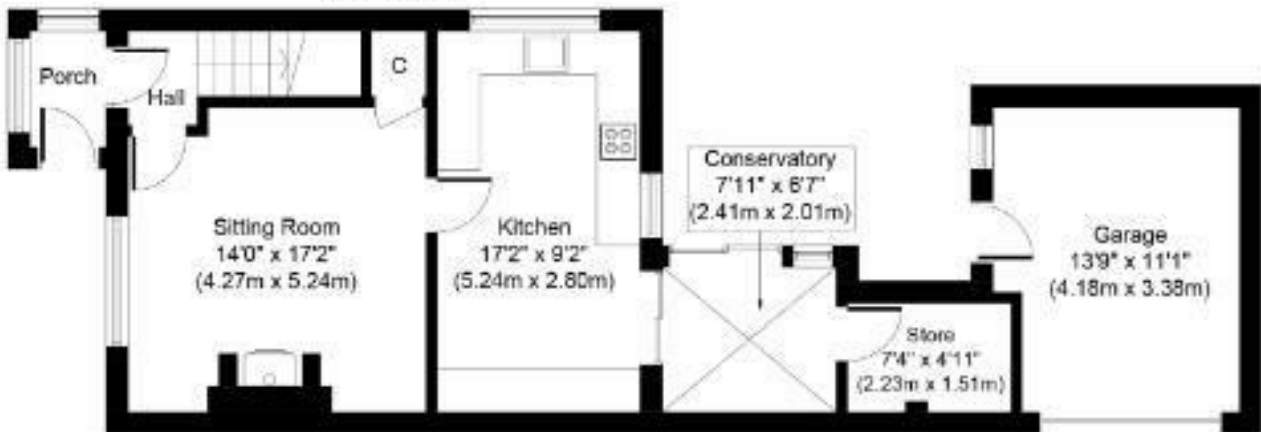
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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.**



First Floor
Approximate Floor Area
388 Sq. ft.
(37.0 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
635 Sq. ft.
(59.0 Sq. m.)

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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	