

# Town & Country

Estate & Letting Agents

Abbots Park, Chester

£400,000



Situated within Abbots Park, this highly desirable address offers easy access to Chester city centre, local motorway network and a host of day to day amenities. This 1930s three bedroom semi detached property is in need of modernisation and enjoys the benefit of UPVC double glazing and no onward chain. Offering spacious internal accommodation comprising an inviting entrance hall with a living room, dining room and generous size kitchen off and first floor landing offering access to all three bedrooms and a bathroom with a separate WC.

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TEL: 01244 403900



## DESCRIPTION

Situated within Abbots Park, this highly desirable address offers easy access to Chester city centre, the Greyhound retail park, local motorway network and a host of day to day amenities, this 1930s three bedroom semi detached property is in need of modernisation and enjoys the benefit of UPVC double glazing. Offering spacious internal accommodation comprising an inviting entrance hall with a living room, dining room and generous size kitchen off and first floor landing offering access to all three bedrooms and a bathroom with a separate WC. Externally to the front of the property is a small lawn and shrub garden with double iron gates opening to driveway parking which leads to a single garage and an enclosed rear garden is predominantly laid lawn with a scattering of established plant shrubs and trees.



## LOCATION

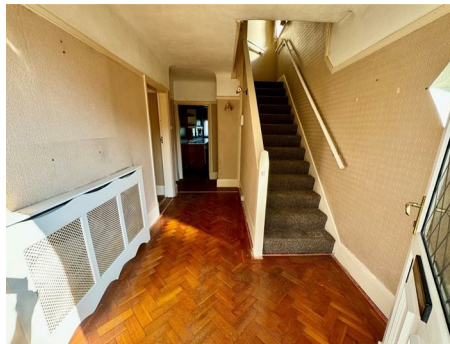
Abbots Park is a charming residential area that combines the tranquillity of suburban living with the convenience of city access. Known for its tree-lined streets and well-maintained period homes, the neighbourhood exudes character and warmth. Residents enjoy proximity to local amenities, and excellent schools, making it ideal for families and professionals alike. Its location offers easy

access to Chester's vibrant city centre, where you can explore historic landmarks, shopping, and dining. Abbots Park represents a perfect blend of peaceful living with modern conveniences.



## DIRECTIONS

From our office on Lower Bridge Street, head south on Lower Bridge Street toward St Olave Street, then turn right onto Castle Street. After 0.2 miles, take the second exit at the roundabout onto Nicholas Street/A5268 and continue following the A5268. At the next roundabout, take the first exit onto Upper Northgate Street/A5116. Turn right onto the A5116, then left onto Liverpool Road/A5116. At the roundabout, take the first exit and stay on Liverpool Road/A5116, passing through one roundabout. Finally, turn left onto Abbots Park, and the property will be on the right.



## ENTRANCE HALL

15'8 x 7'6

An arched UPVC leaded double glaze front door opens to parquet flooring, and an entrance hall with a radiator, a diamond shaped leaded window to the side elevation, single glazed stairs off rising to the first floor accommodation and doors opening to the living room, dining room and kitchen



## LIVING ROOM

12'0 x 13'6

With a bay window to the front elevation and an electric wall heater below, parquet flooring and a ceramic tile fireplace.



## DINING ROOM

13'6 x 11'6

Having parquet flooring, an electric wall heater, a ceramic tile fireplace and a UPVC double glazed door with windows either side opening to the garden



## KITCHEN

18'0 x 8'4

Fitted with wall, base and drawer units, ample work surface space housing a one and a half bowl sink unit with a tiled splashback, windows facing the side and rear elevations, an electric wall heater, a door opening to the shelved

under stairs storage cupboard with a window to the side elevation and a UPVC double glazed back door opening to the rear garden.

## FIRST FLOOR LANDING

With an opaque window to the side elevation, access to the loft with a retractable ladder and doors off opening to all three bedrooms, the bathroom and separate WC.



## BEDROOM ONE

13'4 x 11'5

With a bay window to the front elevation with an electric wall heater below.



## BEDROOM TWO

13'0 x 11'5

Having a window elevation with an electric wall heater below.



## BEDROOM THREE

7'6 x 7'6

A window facing the front elevation



## BATHROOM

6'8 x 5'8

installed with a panelled bath and vanity unit with wash hand basin, partially tiled wall, an airing cupboard and an opaque window to the rear elevation.

## SEPERATE W/C

Installed with a low-level WC and window to the side elevation.

## GARAGE

19'5 x 8'1

a prefabricated garage with an up and over garage door, power and light, a single glazed window to the side elevation and a side access door.

## EXTERNALLY

To the front of the property is a lawn garden with shrubbed borders and a mature tree, double iron gates open to paved and gravelled driveway parking running along the side of the property to the garage. The rear garden is predominantly lawned with mature plants, shrubs and trees with an outside light, water supply and enclosed by a combination of fence panels and hedging.

## 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

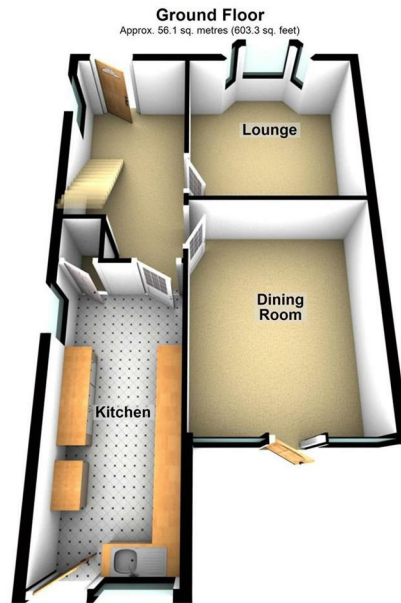
The agents have not tested the appliances listed in the particulars.

Council Tax Band: D - £2277.00

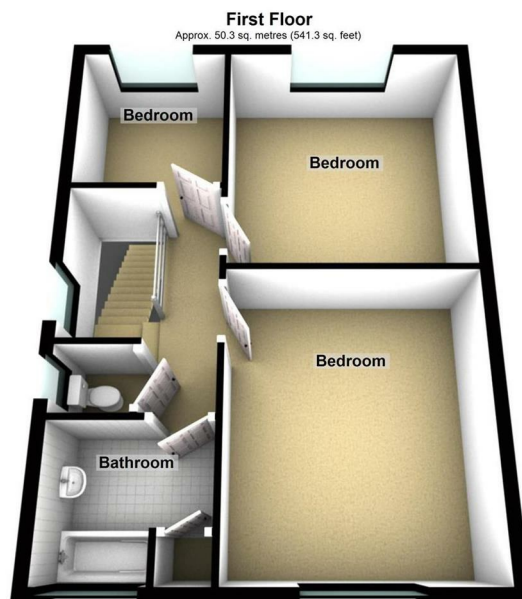
## MORTGAGE SERVICES

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.**



Total area: approx. 106.3 sq. metres (1144.7 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>16</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	