

Town & Country

Estate & Letting Agents

Stubbs Place, Chester

£195,000



Situated within the corner of a quiet cul-de-sac, this beautifully presented property benefiting from UPVC double glazing and gas central heating sits on a fan-shaped plot and comprises an entrance hall, a living room, a contemporary kitchen, a first-floor landing with access to two double bedrooms, a shower room and an access room with stairs off rising to the loft conversion/bedroom three. Externally to the front of the property is ample brick block off-road parking with timber gate access opening to the side and rear gardens which are of a very good size, laid to lawn with a cherry tree, paved and brick block patio areas, shrubbed flowerbeds all of which is enclosed by a series of timber fence panels.

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DESCRIPTION

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DIRECTIONS

From our Chester branch on Lower Bridge Street: Head west on Castle Street towards Bunce Street, at the roundabout, take the second exit onto Nicholas Street/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate Street/A5116, continue straight onto Parkgate Road/A54, turn left onto Cheyney Road, continue onto Saughall Road, turn left onto St. Chads Road. Continue onto Blacon Point Road, turn left onto Bridgeman Road, turn left onto Stubbs Place, the property will be on the right.



LOCATION

Blacon is a residential suburb located on the outskirts of Chester. It's one of the largest housing estates in the region and sits to the west of Chester city, close to the border with Wales. Blacon features local shopping areas, schools (primary and secondary) and healthcare services.

ENTRANCE HALL

The property is entered through a composite double glazed front door opening to timber laminate flooring, radiator, stairs to the first floor accommodation and a door opening to the living room.



LIVING ROOM

13'8 x 12'5

With a continuation of the timber laminate floor from the entrance hall leading to a living room with a window facing the front elevation and a column style contemporary anthracite radiator below and featuring an open fire below a wooden mantle with a slate hearth. The door opens into the dining room.



DINING ROOM

7'8 x 7'0

With wood grain effect ceramic tile flooring, a radiator, an arch leading to the kitchen and UPVC double glaze French doors opening to the rear garden.



KITCHEN

9'2 x 7'0

A beautiful modern kitchen with gloss wall base and drawer units complemented by stainless steel handles, wood grain effect work surfaces houses a stainless-steel single drainer sink unit with a mixer tap, and integrated

appliances including a stainless-steel hob fan oven, microwave and freezer. With an under-stairs storage cupboard, a wall-mounted gas Worcester combination boiler, a window facing the rear elevation and a UPVC opaque double-glazed door opening to the side elevation of the property

FIRST FLOOR LANDING

With the window to the side elevation, and doors off opening to the shower room, both first floor bedrooms and the access room to the second floor loft conversion/bedroom three.



SHOWER ROOM

6'1 x 5'2

Installed with white three piece suite comprising an oversize shower enclosure with electric shower, vanity unit with wash hand basin mixer tap, a dual flush low level WC, fully tiled walls with an extractor fan and opaque window to the rear elevation along with recessed downlights set within the ceiling



BEDROOM ONE

10'5 x 10'0

With a window facing the rear elevation and a radiator below.



BEDROOM TWO

9'8 x 11'1

Having a built-in double wardrobe with sliding doors mirror to the front elevation and a radiator below.

ACCESS ROOM TO LOFT CONVERSION/BEDROOM

3'5 x 5'5

With timber laminate flooring, windows to the front elevation, radiator and stairs off rising to the loft conversion/bedroom three.



LOFT CONVERSION /BEDROOM THREE

16'3 x 8'9 max

With a window facing the side elevation and a skylight to the rear elevation ideal to be used as a home office or alternatively a third bedroom



EXTERNALLY

To the front of the property is brick block off-road parking and a timber gate positioned to the side of the property opening to the side and rear gardens.

Generous size gardens positioned to the side and rear of the property with both paved and brick block patio areas, shrub gardens and a large lawn area with a mature cherry tree, timber shed, brick out building enjoying the benefit of outside light and water supply all of which is enclosed a series of timber fence panels with concrete posts.



SIDE GARDENS



PATIO AREAS



BRICK OUT BUILDING

10'7 x 5'4

Access through double timber doors from the rear garden and having power and light.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: A £1518

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.

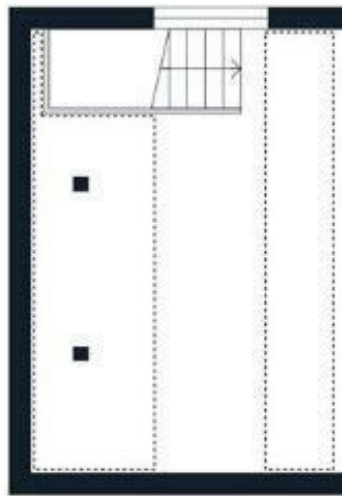
SUBMIT AN OFFER

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 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	