

Town & Country

Estate & Letting Agents

Eaton Mews, Handbridge

£305,000



This three-bedroom end terrace is situated within the popular suburb of Handbridge, the property offers spacious accommodation with established south-westerly facing gardens and a single garage.

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DESCRIPTION

Situated in a desirable cul-de-sac within the sort-after Chester suburb of Handbridge, this well-maintained three-bedroom property enjoys the benefits of gas central heating along with UPVC double glazing and accommodation that comprises an entrance hall, a spacious living/dining room, a kitchen/ breakfast room with a conservatory and a cloakroom WC. The first-floor landing provides access to a modern shower room and three bedrooms, externally to the side of the mews is a single garage, and directly in front of the property a well-tended lawn and shrub garden with brick block pathway and the rear of the property is a beautifully presented stocked garden which enjoys a lovely south-westerly facing orientation.

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 several 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 our Chester branch: Head south on Lower Bridge Street towards Duke Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Eaton Road, turn right onto Eaton Mews the property will be on the left.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door that opens to an entrance hall with a radiator, stairs rising to the first-floor accommodation and a doorway opening to the living/dining room.



LIVING/DINING ROOM

27'0 x 14'7 max

An L-shaped double-aspect room with windows to front and side elevations, timber laminate flooring, radiator, an under-stairs storage cupboard and a door opening to the kitchen/breakfast room.

LIVING AREA



KITCHEN/BREAKFAST ROOM

11'6 x 8'9

The kitchen has been fitted with a range of attractive gloss fronted wall base and drawer units with ample work surface space housing a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven hob and stainless steel extractor hood. Recessed downlights are set within the ceiling and a window faces the rear elevation, there is a radiator and UPVC double-glazed French doors open to the conservatory, and an internal door opens to the cloakroom WC.



CLOAK ROOM W.C./UTILITY

8'9 x 2'9

With space and plumbing for a washing machine with a work surface and shelves above, a dual low-level WC installed along with a wash hand basin with a vanity unit below, mixer tap, and tile splashback, an extractor fan and radiator. There is also a window facing the rear elevation.



CONSERVATORY

7'9 x 8'4

A UPVC double glazed frame with a patio door opening to the rear garden and Longwood timber laminate flooring.

FIRST FLOOR LANDING

With recessed downlights set within the ceiling, a built-in cupboard housing gas combination boiler and doors off opening to the shower room and all three bedrooms.



SHOWER ROOM

7'10 x 5'4

Installed with a modern white suite comprising a double shower enclosure with panelled walls and a thermostatic shower, vanity units housing a dual flush low-level WC and wash hand basin with mixer tap and tiled splashback. There is a chrome heated towel rail, recessed downlights set within the ceiling and an opaque window facing the rear elevation.



BEDROOM ONE

13'10 x 8'7

With a window facing the rear elevation with the radiator below recessed downlights set within the ceiling and two sets of double built in wardrobes.



BEDROOM TWO

13'4 x 7'5

Having recessed downlights set within the ceiling and the window facing the front elevation with a radiator below.



BEDROOM THREE

3'5 x 6'7 max

Again with recessed downlights set within the ceiling and the window facing the front elevation with the radiator below.



EXTERNALLY

To the left-hand side of the MEWS series of garages, the garage included with this is on the left-hand side of the block directly in front. The property is approached over a brick block pathway with a well-tended lawn and shrub garden in front and access along the side of the property leads to gated access to the rear

garden.

The rear garden enjoys a lovely south Westerly facing orientation and is beautifully tended with a variety of plants, shrubs and trees along with a timber shed all of which is enclosed by timber fence panelling and there is an outside water supply.

SERVICES TO PROPERTY

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

Tenure:

Council tax band D £2277

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.

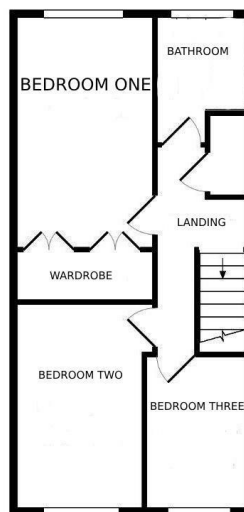
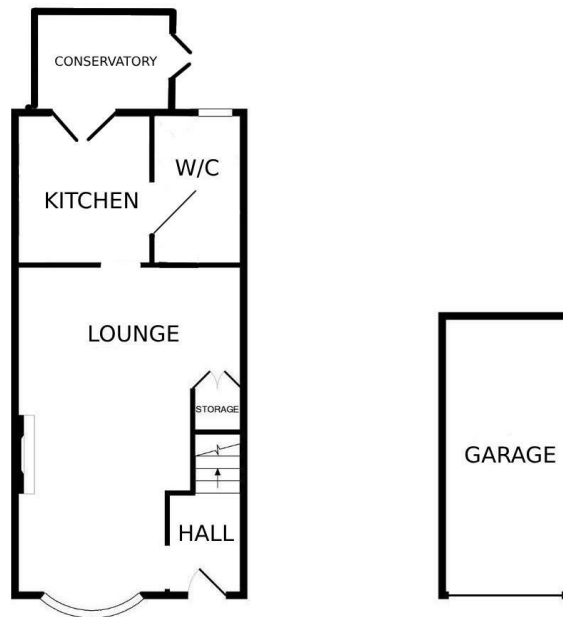
SUBMIT AN OFFER

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.



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	