

# Town & Country

Estate & Letting Agents

Lache Hall Crescent, Chester

£325,000



Situated within a quiet cul-de-sac ideally positioned for easy access to the city centre, Chester business Park, local motorway networks and even the countryside. This detached three bedroom property in brief comprises an extended entrance hall, kitchen, living room and dining room the first floor landing offers access to 3 bedrooms and the family bathroom. Externally to the front of the property is a lawned and shrub garden with paved off road parking leading to timber gate to a detached extended garage, to the rear garden with a sunny south facing orientation being predominantly laid to lawn with well stocked shrubbed borders.

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## DESCRIPTION

Available with No Onward Chain, this well presented three bedroom detached home situated within the popular suburb, benefits from gas central heating and UPVC double glazing. The accommodation comprises a kitchen, dining room, large living room, three spacious bedrooms and a family bathroom, perfect for family living the home also offers spacious well established front and rear gardens. The property is also within walking distance to local shops, schools and the city centre



## LOCATION

Lache Hall Crescent is located just off Lache Lane which is known for its quiet suburban atmosphere and is surrounded by similar residential streets close to the amenities of Westminster Park. Additionally, borders the Wales-England border, giving it convenient access to both English and Welsh countryside areas. It's a short drive to the scenic countryside and landmarks like the River Dee.

## DIRECTIONS

From our Chester branch: Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the second exit onto Lache Lane, turn right onto Lache Hall Crescent.

## ENTRANCE HALL

10'6 x 8'3

The property is entered through a lovely leaded double glazed composite front door, opening to an entrance hall with a radiator, a window to the front elevation, stairs off rising to the first floor accommodation with a storage cupboard below and interior pine doors opening to the living room and the kitchen.



## KITCHEN

12'9 x 7'7

The kitchen is fitted with a range of wall base and drawer units along with the display cabinet and ample worksurface space, housing a ceramic one and a half bowl sink unit with a mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, plumbing for a washing machine and dishwasher along with under unit space for a fridge and freezer. The flooring is ceramic tiled, there is a radiator serving hatch to the dining room, a window to the front elevation and a composite double glazed stable style door opens to the side elevation of the property.



## LIVING ROOM

16'4 x 10'9

With a window facing the rear elevation and the radiator below with a exposed brick fireplace with an oak lintel. An arched throughway leads to the dining area.



## DINING AREA

8'3 x 7'7

Having a radiator, panelled wooden wall and a patio door opening to the rear garden.

## FIRST FLOOR LANDING

With long window facing the front elevation at the turn in the staircase along with a window facing the front elevation of the main landing, access to the loft, a radiator and airing cupboard. Pine doors off open to all three bedrooms and to the bathroom.



## BEDROOM ONE

11'4 x 9'0

With a window to the rear elevation with the radiator below, fitted double wardrobe with sliding mirror doors and a built in double wardrobe .



## BEDROOM TWO

9'6 x 8'4

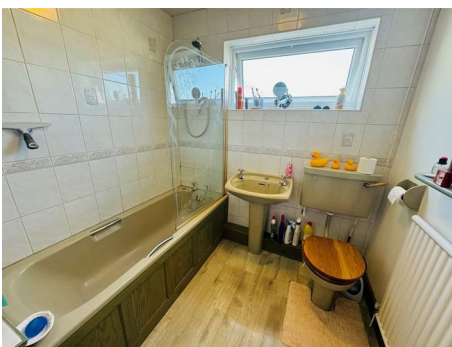
Having a window facing the rear elevation with a radiator below.



## BEDROOM THREE

9'1 x 7'6

With a window facing the front elevation with a radiator below.



## BATHROOM

6'4 x 6'4

The bathroom is installed with a three-piece coloured suite, comprising a panelled bath with an electric shower and protective screen above, a low-level WC and pedestal wash hand basin along with a radiator, partially tiled walls and opaque high-level window facing the side elevation.

## EXTERNALLY FRONT

With paved off-road parking alongside a lawn and shrub garden, an external light positioned to the side of the front door with a timber farmhouse gate opening to the side of the property to further off-road parking, should it be required, leading to the garage and side access to the rear garden.



## REAR GARDEN

The rear garden is predominantly laid to lawn with well established shrub borders, a awning over the patio with access via double glazed doors to the garage.



## GARAGE

26'0 x 12'5

An L-shaped Garage having undergone an extension to the rear having power and light, a window to the side elevation and accessed from the front through an electric up and over garage door.

## SERVICES TO PROPERTY

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

Council tax banding and amount - 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.

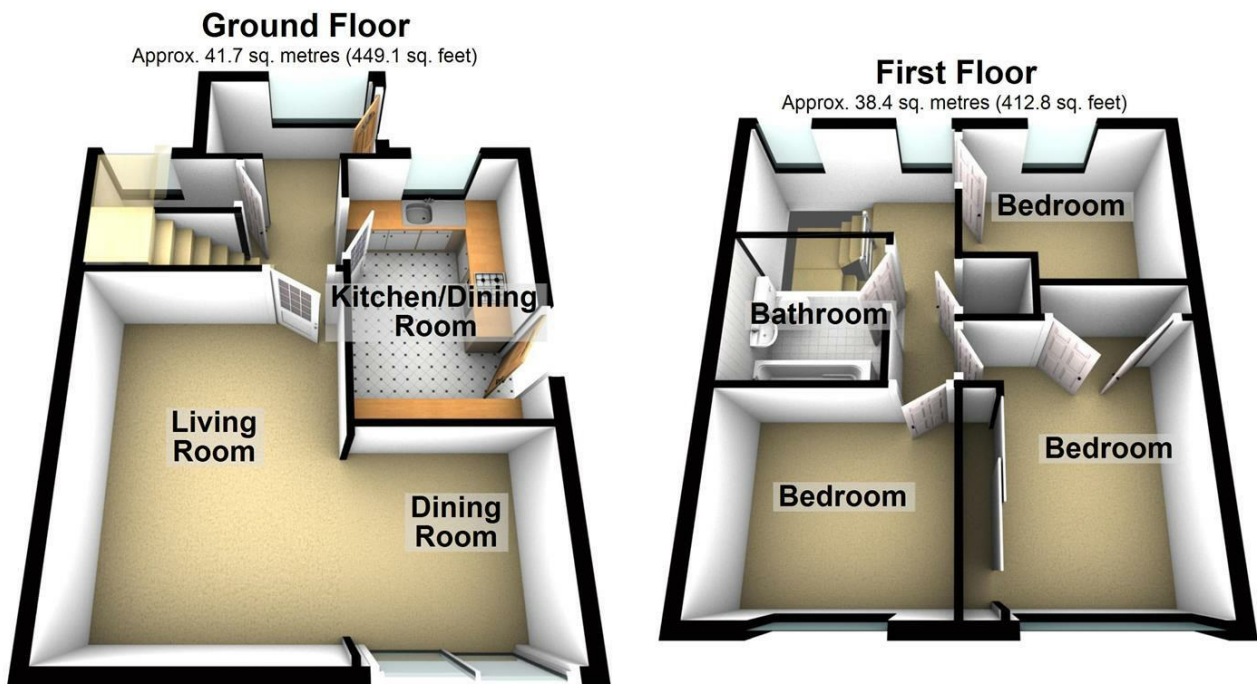
## SUBMIT AN OFFER

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.**



Total area: approx. 80.1 sq. metres (861.9 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) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	