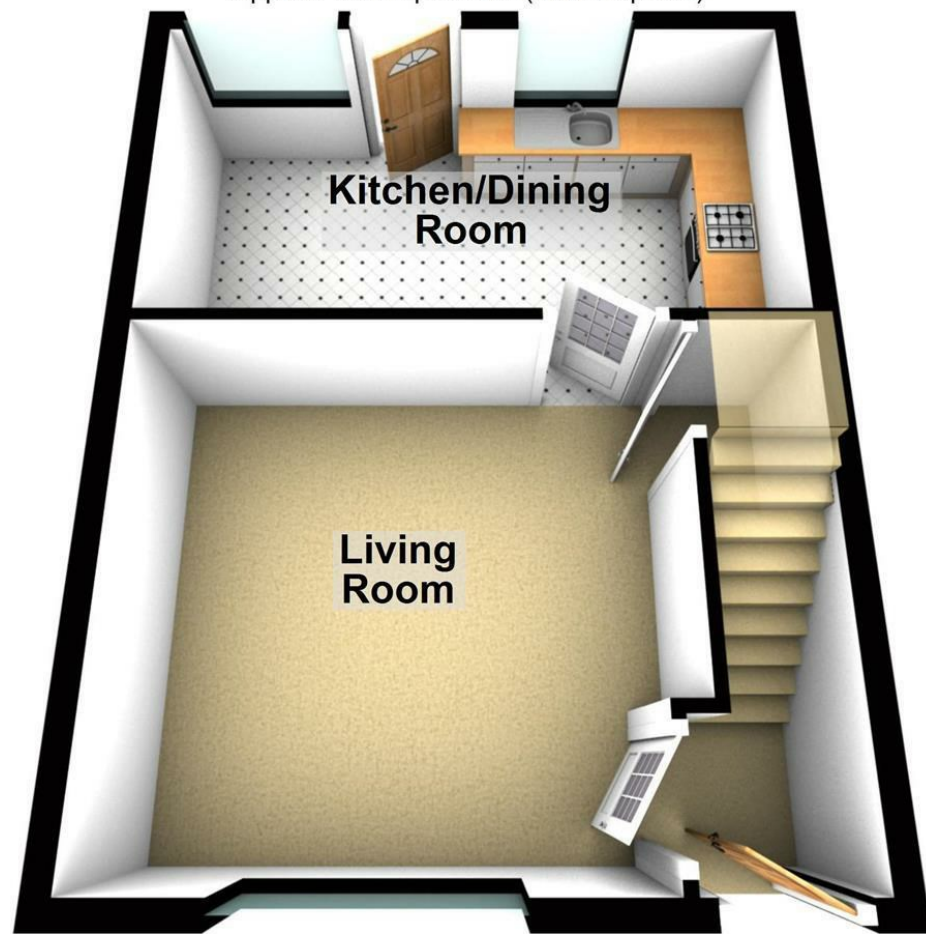


## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)

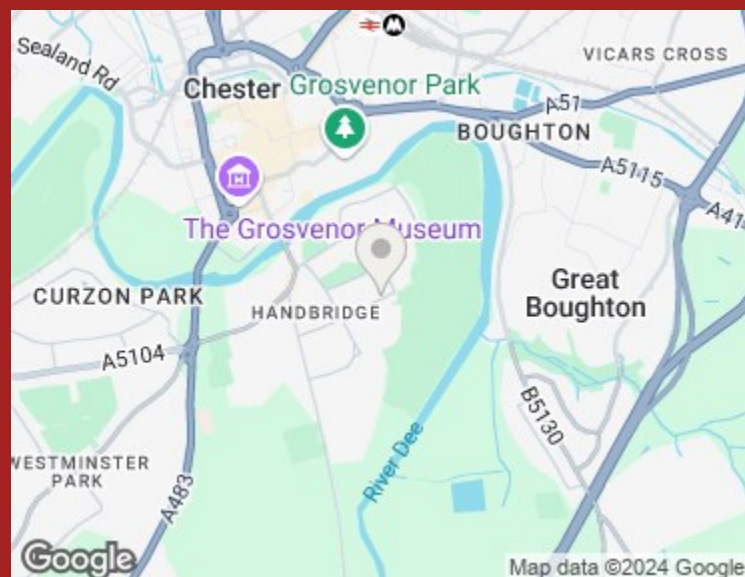


Total area: approx. 70.9 sq. metres (763.0 sq. feet)



Appleyards Lane, CH4 7DS

Available to purchase with no onward chain. This two double bedroom mid terraced house, located within the popular suburb of Handbridge. An ideal opportunity to purchase as an investment or a property to modernise and create your ideal home. Having the advantage of gas central heating, double-glazing, off-road parking and a rear garden.



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**Town & Country**  
Estate & Letting Agents

**£180,000**





#### DESCRIPTION

Situated in the ever-popular suburb of Handbridge, this two double bedroom mid terrace property is in need of modernisation, however, enjoys the benefits of UPVC double glazing and gas central heating. This property is an ideal blank canvas for somebody wanting to create their ideal home. The internal accommodation comprises an entrance hall, a living room and kitchen/dining room. The first-floor landing offers access to both bedrooms and a generous sized bathroom. To the front of the property is gravelled off road parking, there is an enclosed garden to the rear.

#### 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. The property is located within the popular Appleyard's lane. 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

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, continue to follow Appleyards Lane. The property will be identified via our For Sale Board.

#### ENTRANCE HALL

Entered through a composite double glazed front door opening to timber flooring, having a door off to the living room and stairs off rising to the first floor accommodation.

#### LIVING ROOM

13'4 x 13'0

Having timber flooring, a window to the front elevation with a radiator below a feature fire surround and door opening to the kitchen.

#### KITCHEN

16'7 x 8'6

In need of attention, the kitchen is fitted with wall base and draw units. Work surfaces housing stainless steel one and a half bowl sink unit with mixer tap, partially tiled walls and a built-in oven hob and extractor hood, there is space and plumbing for a washing machine and dishwasher. A radiator, wall mounted gas combination boiler, two windows facing the rear elevation and a UPVC double glazed back door off.

#### FIRST FLOOR LANDING

Having doors off to the bathroom and bedrooms with access to the loft.

#### BEDROOM ONE

16'8 x 9'4

Having timber laminate flooring, two windows to the front elevation and a radiator

#### BEDROOM TWO

12'2 x 7'8

With timber laminate flooring, a radiator and window facing the rear elevation.

#### BATHROOM

9'1 x 8'0

Installed with a panelled bath with shower above, a low-level WC and a wash and basin with vanity unit below.

Partially tiled walls, a radiator and an opaque window to the side elevation.



- IN NEED OF MODERNISATION
- MID TERRACED PROPERTY
- LIVING ROOM
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- BATHROOM
- OFF ROAD PARKING & REAR GARDEN
- G.C.H. & DOUBLE GLAZING
- POPULAR LOCATION
- NO ONWARD CHAIN