

Town & Country

Estate & Letting Agents

Parkgate Court, Chester

£229,950



This three-bedroom townhouse offers convenient access to the city centre, retail park, motorways, and local amenities. Featuring UPVC double glazing, gas central heating, a spacious kitchen/dining area, a living room, three bedrooms, and a modern bathroom. Outside, there's a front garden with slate chips and mature trees, off-road parking, an additional allocated parking spot, and gated side access.

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DESCRIPTION

Ideally located for easy access to the city centre, retail park, local motorway networks and wealth of day-to-day facilities and amenities, this extended three-bedroom townhouse enjoys the benefit of both UPVC double glazing along with gas central heating and in brief comprises a spacious kitchen/dining room, a living room, a first-floor landing offering access to three bedrooms and a modern three-piece bathroom suite. Externally to the front of the property is a slate chip garden with mature trees alongside which is an off-road parking space, there is also an allocated parking space opposite and gated side access.

LOCATION

This property located within Parkgate Court in Chester, a modern residential development known for its convenience, comfort, and desirable location. Nestled within a peaceful, well-maintained area, this development offers a blend of contemporary living and historic charm, making it a highly attractive location.

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 second exit onto Nicholas Street/A5268, and continue to follow 5268. At the roundabout, take the first exit onto Upper Northgate St/A5116 and continue straight onto Parkgate Road/A540. Turn

right onto Woodlands Ave, turn left onto Parkgate Court and the property will be on the right.



KITCHEN/DINING ROOM

19'1 x 13'4

The property is entered through a double glazed timber panel front door which opens to timber laminate flooring with cloaks/storage cupboards to the side and the kitchen/dining room installed with a range of wood grain style shaker units complimented by stainless steel handles and work surface space housing a resin one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood along with a fridge and freezer, and a kitchen cupboard housing the gas combination boiler. There is space and plumbing for both the washing machine and dishwasher, a radiator, a window facing the front elevation, stairs off rising to the first floor accommodation and a patio door opening to the rear garden.



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LIVING ROOM

15'5 x 7'9

A cosy double-aspect room with a window facing the front elevation with a radiator below and French doors opening to the rear garden.

FIRST FLOOR LANDING

With doors opening to all three bedrooms and the bathroom.



BEDROOM ONE

11'4 x 8'1

With access to the loft, a window to the front elevation with a radiator below and fitted with two wardrobes, a

luggage cupboard canopy and bedside cabinets in a light wood grain effect complemented by stainless steel handles.



BEDROOM TWO

15'5 x 7'9

Having a window facing the front elevation, a skylight facing the rear elevation and two radiators.



BEDROOM THREE

10'4 x 7'4

Having a skylight to the rear elevation and a radiator.



BATHROOM

8'6 x 5'5

The bathroom is installed with a modern white three-piece suite comprising an L-shaped panelled bath with a central waterfall style mixer tap and dual head thermostatic shower along with a protective screen above, a wash hand basin with mixer tap and a dual flush low-level WC, the walls are partially tiled with a chrome heated towel rail and opaque window facing the front elevation.



EXTERNALLY

To the front of the property is an off-road parking space with an allocated spot within the communal parking, the front garden is low maintenance, having slate chippings with a mature tree. Above the front door is a canopy, a light and a storage cupboard to the side. With timber gated side access to the rear garden which is low maintenance, being predominantly paved with an awning attached to the rear wall of the property, two timber sheds, one of which has been converted into an office space and is enclosed by timber fence.



CONVERTED SHED

SERVICES TO PROPERTY

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

Tenure:

Council Tax: 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.

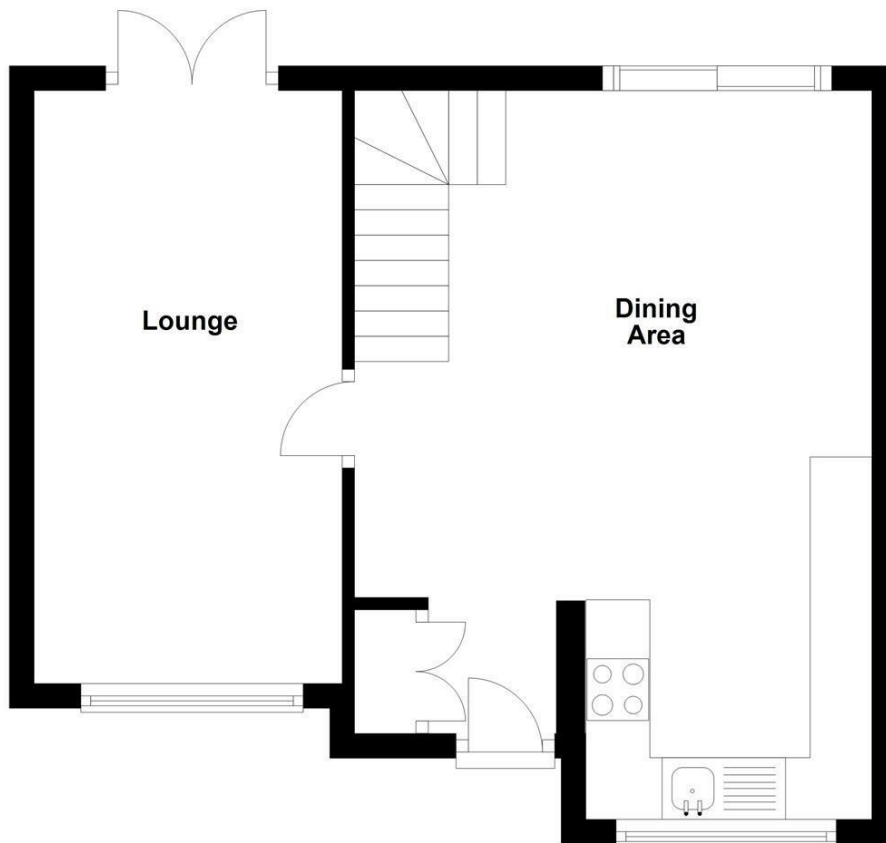
SUBMIT AN OFFER

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.

Ground Floor



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		72	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	