

# Town & Country

Estate & Letting Agents

Burnham Road, Chester

Offers In Excess Of £136,950



Available with No Onward Chain, this spacious two-bedroom end terraced property, requires a refurbishment throughout, making it an ideal purchase for a First Time Buyer or investor, having the advantage of off-road parking and a rear garden.

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## DESCRIPTION

Located on a crescent of similar homes, this property offers a prospective purchaser the opportunity to make this property their home. Offering spacious accommodation, partially double glazed, gardens and parking. The property comprises of an entrance hall, a living room, a dining room, a fitted kitchen and downstairs cloaks. The first-floor landing leads to two double bedrooms and the bathroom fitted with a white suite. Externally there is paved off-road parking to the front and a lawned and paved rear garden enclosed by timber fencing.



## LOCATION

The property is conveniently situated for local amenities in Saltney and about two miles from Chester city centre which offers excellent shopping and leisure facilities. Saltney provides a good range of shops including a Morrison's supermarket, schools for all ages and frequent buses into the City centre. The nearby Broughton Retail Park provides a further comprehensive range of shops and a recently opened cinema complex. Easy access is available to the Business Park and A55 North Wales expressway which links into the motorway network.

## DIRECTIONS

Starting from our Chester branch: Head north-east towards Albion Street, slight left onto Albion Street, turn right to stay

on Albion Street, turn left onto Volunteer Street, turn left onto Pepper Street/A5268, continue to follow A5268, at the roundabout, take the second exit onto Grosvenor Road/A483, continue straight to stay on Grosvenor Road/A483, at the roundabout, take the third exit onto Hough Green/A5104, turn left onto St. Marks Road, turn left onto Oxford Road, the property will be on the left.

## ENTRANCE HALL

3'0 x 5'8

The property is entered through a UPVC double-glazed front door which opens to the entrance hall with a radiator, doors opening to the kitchen and living room and a staircase rising off the first-floor accommodation.



## KITCHEN

9'4 x 9'4

The kitchen features a range of fitted wall and base units, with ample work surfaces and includes a stainless steel sink with a one-and-a-half bowl design. A serving hatch conveniently opens to the dining room, a window overlooks the rear elevation. The space is completed with a UPVC double-glazed back door, providing access to the outdoors.



## LIVING ROOM

13'1 x 11'12

Having a window facing the front elevation with a radiator below and an arch throughway to the dining room,



## DINING ROOM

10'0 x 7'1

Windows to the rear elevation with the radiator below.

## FIRST FLOOR LANDING

With a built in deep storage cupboard, a shelf airing cupboard with radiator and doors off opening to both double bedrooms, the bathroom and a separate WC



## BEDROOM ONE

17'4 x 9'0

With one large window facing the front elevation with a radiator below and a built-in wardrobe.



## BEDROOM TWO

12'8 x 8'8

Window to the rear elevation a radiator below and a built-in wardrobe.



## BATHROOM

The bathroom is installed with a panelled bath with an electric shower, a pedestal wash hand basin, partially tiled walls and a towel radiator, with an opaque window to the rear.

## SEPARATE WC

The W.C, is installed with a dual flush level WC and window to the rear elevation.



## EXTERNALLY

The front aspect of the property has paved off-road parking. A paved pathway leads to the front door, the rear garden is enclosed by a combination of brick walling, hedging and timber fencing being laid to lawn with a paved patio and golden gravel garden.

## 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 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.

