

Town & Country

Estate & Letting Agents

Capeland Close, Saltney

£220,000



This charming three-bedroom home in Saltney features a living room, a kitchen/diner, and a bright conservatory leading to a beautiful south-facing rear garden. Also with UPVC double glazing & gas central heating, this property is ideal for families or first-time buyers, combining modern comforts with a peaceful, convenient location close to local amenities and transport links.

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DESCRIPTION

Located within a quiet cul-de-sac forming part of a modern development and conveniently located for easy access to the city centre local motorway networks and a host of day-to-day amenities, this three bedroom semi-detached property benefits from gas central heating and double glazing with internal accommodation comprising an entrance hall, living room and a kitchen/dining room with a conservatory. Off the first floor landing there are three bedrooms and a modern white three-piece bathroom suite. Externally to the front of the property is driveway parking alongside which is a lawn garden and timber side access lead to a southerly facing rear garden with a paved patio predominantly laid to lawn, enclosed a series of timber fence panels.



LOCATION

Capeland Close is situated within the highly popular Stanley Park development which was built by Redrow and Harwood Homes in the 1990s and has now become a popular and improving residential area. Chester Business Park, Broughton Retail Park and Chester city centre are within easy commuting distance and there is a regular bus service to Chester city centre within walking distance of the property. There are two local primary schools, as well as a secondary school within easy travelling distance. The property is well served by amenities with Asda and Morison's supermarket's within easy travelling distance as well as day-to-day amenities within Saltney itself.

DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St. Olave Street and turn right onto Castle Street. After 0.1 miles, at the roundabout, take the first exit onto Grosvenor Road (A483). Continue straight to stay on Grosvenor Road (A483) for 0.6 miles. At the roundabout, after 0.7 miles, take the third exit

onto Hough Green (A5104) and continue following the A5104 towards Saltney. After 1.7 miles, turn left onto Boundary Lane. At 2.3 miles, turn left onto Stanley Park Drive. After 2.4 miles, turn right onto Thurston Road, and shortly after, turn right onto Capeland Close. Your destination will be on the left.



LIVING ROOM

16'4 x 10'2

The living room has timber laminate flooring, a window facing the front elevation with a radiator below and a doorway leading to the kitchen/dining room.



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KITCHEN/DINING ROOM

13'6 x 8'3

The kitchen/dining room has ceramic tiled

flooring with underfloor heating and the kitchen area fitted with wall, base and drawer shaker style units complimented by black handles. Worksurface space houses resin single drainer sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel oven, hob and extractor hood, and there is space for two fridge freezers, along with space and plumbing for both washing machine and slimline dishwasher respectively. There is a radiator, an under stair storage cupboard, a window facing the rear elevation, a patio door opening to the conservatory and set within the ceiling are recessed downlights.



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DINING AREA

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CONSERVATORY

11'12 x 7'5

With a continuation of the ceramic tiled flooring from the kitchen/dining room into the conservatory, constructed of a low brick wall with UPVC double glazed frame, an electric heater and French doors which open out to the rear garden.

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FIRST FLOOR LANDING

Having an airing cupboard, access to the loft

and doors off opening to all three bedrooms and to the bathroom.



BEDROOM ONE

13'6 x 9'

With two windows facing the front elevation, a radiator and a deep built in cupboard.



BEDROOM TWO

8'7 x 7'4

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



BEDROOM THREE

7' x 5'6

Also with a window facing the rear elevation and a radiator below.



BATHROOM

The bathroom is installed with a contemporary white three-piece suite comprising a panel bath with a mixer tap and electric shower along with a protective black framed screen, a dual flush low level WC and a vanity unit housing a wash hand basin with mixer tap. The walls are fully tiled with an anthracite heated towel rail, a ceramic tiled floor, and an opaque UPVC double glazed window facing the side elevation. Set within the ceiling are recessed downlights and an extractor fan.



EXTERNALLY

Externally, to the front of the property is a lawned garden with a driveway leading along the side of the property to gated access that leads to the rear garden. Above the front door is a canopy alongside an external courtesy light. To the rear, with timber side access opening to a paved pathway and patio area with a timber shed, outside lights and water supply and a lawned rear garden which enjoys a sunny Southerly facing aspect and is enclosed by timber fence panels.

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.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: B - £1,771

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 floor area 72.0 sq.m. (775 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	