

Town & Country

Estate & Letting Agents

Ridgeway Avenue, Marford

£395,000



This spacious four bedroom detached bungalow located within Marford offers any prospective purchasers an opportunity to live on one level having the advantage of a driveway with parking and a private rear garden.

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DESCRIPTION

Located within this highly desirable village on an enviable corner plot, this light, spacious and versatile bungalow is presented to a high standard throughout. Benefiting from gas central heating along with UPVC double glazing, the internal accommodation currently comprises an entrance hall, living room, snug, dining/sitting room, a contemporary kitchen with a rear hall off to, four bedrooms, a shower room and bathroom.

LOCATION

Located within the sought after district of Marford, itself being convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Excellent local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as great public houses and restaurants.

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 first exit onto Wrexham Road, at the roundabout, take the second exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the second exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445, at the roundabout, take the first exit onto B5102, at the roundabout, take the

second exit onto Chester Road/B5445, continue to follow B5445, turn right onto Sunnyridge Ave, turn left onto Ridgeway Avenue, the property will be on the left.

ENTRANCE HALL

The property is entered through a UPVC opaque double-glazed front door which opens to an inviting entrance hall with a radiator, tall ceiling, access to the loft space and doors off opening to the living room, inner hallway, shower room, two bedrooms and the snug with the dining/sitting room off.

LIVING ROOM

16'4 x 12'5

A lovely double aspect living room with a cove ceiling, windows to both front and side elevations with radiators below and a feature stone fireplace.

SNUG

11'1 x 9'6

With a UPVC double-glazed door, a side panel opening to the rear garden, a radiator, an arched throughway leading to the dining/sitting room with a cove ceiling (this room could easily be converted to a further bedroom or even an office with the addition of a partition wall and door).

DINING/SITTING ROOM

15'7 x 1'5

Another double aspect room with a bay window facing the front elevation and a second window facing the side elevation, two radiators, a coved ceiling and a door off the opening to the kitchen.

KITCHEN

12'6 x 7'4

The kitchen is fitted with an array of attractive contemporary wall base and drawer units complemented by stainless steel handles with wood grain work

surfaces housing a stainless steel one-and-a-half sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood with space and plumbing for a washing machine. There are windows to the rear and side elevations and then an open throughway to the rear hall.

REAR HALL

With a window facing the rear elevation and an opaque UPVC double-glazed door opening to the rear garden.

BEDROOM ONE

11'9 x 6'1

Having a window facing the front elevation, a radiator and a coved ceiling.

BEDROOM FOUR

11'9 x 6'1

With a window facing the front elevation, a radiator, timber laminate flooring and fitted wardrobes running along one wall (the wall in between bedrooms one and four can easily be removed if one wanted to create one larger bedroom).

SHOWER ROOM

8'2 x 8'0

This former bathroom has had the bath removed and replaced with a large shower enclosure with panelled walls, a protective glass screen and an electric shower also within the room is a dual flush low-level wc along with a vanity unit with an inset wash hand basin and a mixer tap with tiled splashback, there is a chrome heated towel rail and an opaque window facing the rear elevation.

INNER HALLWAY

7'8 x 10'8

With a window to the rear elevation, a radiator, built-in cupboard which

houses the wall-mounted Worcester gas combination boiler which is fitted with a double-door laundry cupboard with shelving and space for a dryer below along with a cloak's cupboard. Internal doors open to two further bedrooms and a bathroom, and opaque glazed timber panel doors open to the rear garden.

BEDROOM TWO

10'0 x 10'10

With a window facing the side elevation with a radiator below and a coved ceiling.

BEDROOM THREE

11'10 x 8'1

With a small opaque window facing the side elevation.

BATHROOM

5'10 x 5'1

Installed with a modern three-piece white suite comprising a panelled bath with a mixer tap, electric shower with folding protective screen, a dual flush low-level WC, a pedestal wash hand basin with a mixer tap along with fully tiled walls with a chrome heated towel rail and an opaque high-level window to the rear elevation.

EXTERNALLY

Situated on a beautiful landscape corner plot with ample brick block off-road parking to the front gravel and shrub flowerbeds with a stone porch around the front door, a courtesy light to the side and timber side access to a further dark gravel patio area enclosed by trellis fencing. Further along, the side of the property is brick block off-road parking positioned to the front of a single garage, the rear garden accessed via timber gate access from either side of the property opens to a low-maintenance, predominantly porcelain-paved garden with well-stocked gravel

and shrub borders enclosed by recently installed attractive timber fence panels and then outside light.

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TIMBER SHED

8'10 x 6'6

An insulated timber shed with power and light, a single-glazed bow window looking out to the rear garden (could easily be utilised as a home office).

GARAGE

A single garage with an up and over garage door, power and light.

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SERVICES TO PROPERTY

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

Tenure:

Council Tax: F £2909

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 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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	