

Town & Country

Estate & Letting Agents

Church Street, Newtown

No Onward Chain £190,000



This charming Victorian terrace is an ideal purchase for a first-time buyer or investor, well-presented and ideally situated within walking distance to Chester Train Station, the City Centre and local facilities within Hoole. Offering spacious accommodation, having the advantage of two bedrooms, a downstairs bathroom, a fitted kitchen and an enclosed rear courtyard. Viewing is essential to appreciate this lovely terraced.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

This charming terrace is an ideal purchase for a first-time buyer, investor or those looking to live close to Chester City Centre. With close access to the shops and restaurants within Hoole and Chester train station located within walking distance. The property benefits from gas central heating and double glazing, the accommodation comprises a living room, a dining room, a modern fitted kitchen. A rear hall leads to the downstairs bathroom and outside courtyard. Stairs rise off to the first floor having two bedrooms. To the rear of the property is an enclosed courtyard with timber gated access. Parking is on-street and subject to a permit secured through CWAC Residents Parking Scheme.



LOCATION

A popular location replete with various local facilities including restaurants, public houses, coffee shops and convenience stores, as well as being within easy reach of fast and efficient mainline railway services from the Chester General Railway Station and convenient for the comprehensive array of amenities within and around the Chester city centre. The thriving heart of Hoole is also within walking distance of the property. Excellent connections are within driving distance to the wider northwest road communications network via junctions with the A55 expressway and M53 motorway.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268 Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue straight to stay on Foregate Street/A5268, continue to follow A5268. Continue straight onto St Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. Turn left onto Black Diamond Street. Turn left onto Church Street. The property will be identified by our For Sale Board.



LIVING ROOM

11'10 x 11'6

The property is entered through a composite double glazed opaque front door, opening into the living room having a radiator, a window facing the front elevation, a fitted meter covered and an open thoroughway to the dining room.



DINING ROOM

11'10 x 11'10

With stairs off rising to the first floor accommodation having a banister and spindle balustrades, a window faces the rear courtyard with a radiator below and open thoroughway leads into the kitchen.



KITCHEN

10'6 x 5'5

The kitchen is fitted with a range of gloss wall base and draw units, all complimented by stainless steel handles, a work surface space houses a stainless steel one and a half bowl sink unit with mixer and tiled splashback. Integrated appliances include a stainless-steel oven, hob and extractor hood along with a fridge and freezer with space for a washing machine. The flooring is ceramic tiled with a window facing the side elevation and then open through way to the rear hall.

REAR HALL

With a ceramic tiled floor and a folding

door opening to a built-in storage/cloaks cupboard, a door opens into the bathroom. A UPVC opaque double glazed door opens to the rear courtyard.



DOWNSTAIRS BATHROOM

5'5 x 5'5

The bathroom is installed with a white three-piece suite comprising a panelled bath with an electric shower above, a dual flush low-level w.c. and a pedestal wash hand basin. The walls are partially tiled a radiator and opaque window facing the side elevation; the flooring is ceramic tiled.

FIRST FLOOR LANDING

With access to the loft and doors opening to both bedrooms.



BEDROOM ONE

11'10 x 11'6

With a window facing the front elevation and a radiator.



BEDROOM TWO

15'8 x 8'8

Having a radiator, a window facing the rear elevation and a built-in cupboard housing the Worcester gas combination boiler.

EXTERNALLY

The property has a small rear courtyard with timber gated rear access. Parking is on-street and subject to a permit secured through CWAC Residents Parking Scheme.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: B £1771

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.

