

Town & Country

Estate & Letting Agents

Windermere Avenue, Newton

No Onward Chain £310,000



This delightful two double bedroom detached bungalow located within the desirable suburb of Newton. Offering versatile accommodation with the advantage gas central heating and double glazing, gardens and off-road parking. Available with no onward chain, viewing is essential to appreciate this lovely bungalow.

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DESCRIPTION

This bungalow is an ideal purchase for a prospective buyer wanting to downsize or move to one level accommodation. The versatile accommodation comprises of an entrance hall, a living room with a central ceramic tiled fireplace, a sitting/dining room having a marble hearth and Adam style surround, and a modern white kitchen is located off. There are two double bedrooms and a wet room. Externally double iron gates open to off-road parking alongside this is a lawned and shrubbed garden with timber access leading to a predominantly rear lawned garden with shrubbed borders and a patio area enjoying a sunny orientation.



LOCATION

Located in the popular district of Newton, which boasts an excellent range of local amenities including excellent schooling and small shopping facilities. Chester city centre is approximately 10 minutes travelling distance and the property is also within walking distance of a regular bus network and particularly convenient for the Chester inner ring road and A55/M53/M56 motorway networks.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268, Turn left onto Grosvenor Street/A5268, At the roundabout, take the 3rd exit onto Nicholas Street/A5268

Continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate Street/A5116. Turn right onto A5116. Turn left onto Liverpool Rd/A5116. At the roundabout, take the 2nd exit onto Brook Lane. Turn left onto Newton Lane. Continue onto Plas Newton Lane. Turn right onto Windermere Avenue the property will be located on the right and identified by our For Sale Board.

ENTRANCE HALL

12'5 x 6'4

The property is entered through an UPVC double glazed front door opening into an inviting entrance hall, having a radiator and built-in storage/cloaks cupboard. Internal doors off the entrance hall open to the living room, both bedrooms, the wet room and to the dining/sitting room.



LIVING ROOM

16'8 x 10'2

Having a bay window facing the front elevation, a radiator. A central ceramic tiled fireplace with Windows either side.



DINING/SITTING ROOM

13'6 x 11'8

Having a gas fire with a marble hearth and Adam style surround. A window to the side elevation with a radiator below and a door opening to the kitchen.



KITCHEN

11'10 x 7'2

The kitchen is fitted with a range of modern gloss fronted wall, base and drawer units, complimented by stainless steel handles, ample work surface space houses, a stainless-steel single drainer sink unit with a tiled splashback. There is space for cooker with a stainless-steel extractor hood above, space and plumbing for both a washing machine and dishwasher and a tall fridge freezer, the flooring is tiled. There is a radiator, a window facing the rear elevation and a double-glazed back door off.



BEDROOM ONE

11'9 x 11'3

Having a fitted double wardrobe with mirror inserts. A corner recess houses the wall mounted gas combination boiler, a window faces the rear elevation with a radiator below.



BEDROOM TWO

11'7 x 9'6

Having a window facing the front elevation and a radiator.



WET ROOM

7'3 x 7'1 max

The Wet room is installed with a wall

mounted thermostatic shower, having a seat and grab rail a dual flush low level WC, a pedestal wash hand basin, a radiator and partially tiled walls with an opaque window facing the side elevation.



EXTERNALLY

The property is approached through double iron gates opening to predominantly gravelled off-road parking alongside a lawned garden with shrubbed borders. Timber side access leads to the rear garden. The garage can be gained along the right-hand side of the property. The property's fascia and soffits are UPVC and there is also external lighting. A timber gate opens to a predominantly paved and gravelled side garden, this can easily be used for extra parking if required. An iron gate opens to the rear garden, laid to lawn with a paved patio area and shrubbed borders. There is also an external water supply and Light.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band D £2,243.66

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

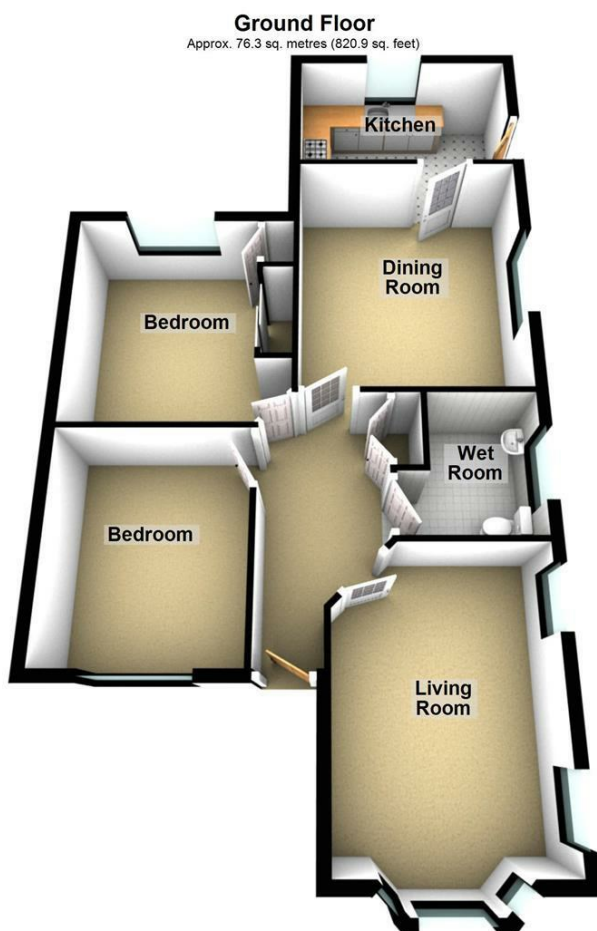
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

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.



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.