

Town & Country

Estate & Letting Agents

Kingsway, Newton

£280,000



Located in a sought-after Chester suburb, this three-bedroom semi-detached property offers easy access to the city centre, Hoole, local motorways, and a range of amenities. The property features UPVC double glazing, gas central heating, and spacious living areas, including a large living room and an L-shaped kitchen/dining room. Upstairs, the landing leads to a modern bathroom and three well-sized bedrooms, with the principal bedroom benefiting from a dressing room/office and en-suite shower room.

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DESCRIPTION

Situated in a highly regarded suburb of Chester, this three-bedroom semi-detached property is ideally located for easy access to Chester city centre, Hoole, local motorway networks, and a wide range of day-to-day facilities and amenities. Light and spacious throughout, the property benefits from UPVC double glazing and gas central heating. The internal accommodation comprises an entrance hall, a generously sized living room, and an L-shaped kitchen/dining room. On the first floor, a landing leads to a contemporary bathroom suite and three well-proportioned bedrooms, the principal of which features a dressing room/office and an en-suite shower room.



LOCATION

The property is situated within walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness, as well as comfortable access to the mainline railway services from the Chester General Station. Excellent connections to the wider north west road communications network can be accessed via junctions with the M53/M56 motorways and the A55 expressway.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268. After 0.1 miles, turn right onto Pepper Street/A5268 and continue to follow A5268 for 0.5 miles. Turn right onto Foregate Street/A5268 and continue straight for 0.5 miles to stay on Foregate Street/A5268. Continue following A5268 for another 0.6 miles, then continue straight onto St Oswalds Way/A5268 for 0.8 miles. At the roundabout, take the second exit onto Hoole Way/A56 and continue for 2.2 miles. Turn left onto Mannings Lane South, then turn right to stay on Mannings Lane South after 0.2 miles. Turn left onto Winston Court and then turn left again to stay on Winston Court. You will arrive at 169 Kingsway, Chester, UK after 2.4 miles.



ENTRANCE HALL

10'10 x 5'3

The property is entered through a leaded stained-glass UPVC double-glazed front door, which opens onto timber laminate flooring. The entrance hall features stairs rising to the first-floor accommodation, a storage cupboard beneath the stairs, a built-in storage/cloaks cupboard, and doors leading to the living room and kitchen.



LIVING ROOM

18'7 x 10'4

The living room features two windows facing the front elevation, each with radiators beneath, and timber laminate flooring seamlessly continuing from the entrance hall.



KITCHEN/DINING ROOM

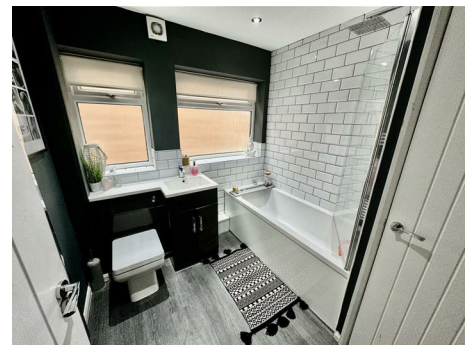
18'7 x 13'4 (max)

The L-shaped kitchen/dining room is fitted with a range of Shaker-style wall, base, and drawer units, complemented by wood-grain-effect work surfaces. These house a stainless steel single-drain sink unit with a mixer tap and tiled splashback. Integrated appliances include an oven, gas hob, and a stainless steel and glass extractor hood. There is also space and plumbing for a washing machine. Additional features include a radiator, timber laminate flooring, two windows overlooking the rear elevation, and an opaque UPVC double-glazed back door.



FIRST FLOOR LANDING

The landing provides access to the loft, a radiator, and doors leading to the family bathroom and all three bedrooms.



BATHROOM

7'2 x 7'

The bathroom features a built-in cupboard housing the gas combination boiler and is fitted with a contemporary suite comprising a panelled bath with a mixer tap, a dual-head thermostatic shower with a protective screen, and a vanity

unit housing a dual-flush low-level WC and a wash hand basin with a mixer tap. Additional features include partially tiled walls, a chrome heated towel rail, an extractor fan, and two opaque windows facing the side elevation.



BEDROOM ONE

12'3 x 10'2

The room features a window facing the front elevation with a radiator beneath, timber laminate flooring, and a throughway leading to the dressing room/office.



ENSUITE

5'6 x 4'3

The en-suite is fitted with a dual-flush low-level WC, a vanity unit with a washbasin and mixer tap, and provisions for a wall-mounted electric shower (a shower enclosure is required). Additional features include a chrome heated towel rail, recessed ceiling downlights, and an extractor fan.



EXTERNALLY

To the front of the property, there are two patterned concrete off-road parking spaces, bordered by timber fence panels with gated access leading to the front garden. The front garden is landscaped with shrubs, and patterned concrete runs along the side of the property. The rear garden is laid to lawn, with sleeper-raised gravel planters and a decked patio area. Additional features include an external water supply and a timber shed.

ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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.

Council Tax Band: C - £2024

Tenure: Freehold

MORTGAGE SERVICES

Town & Country Estate Agents 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.

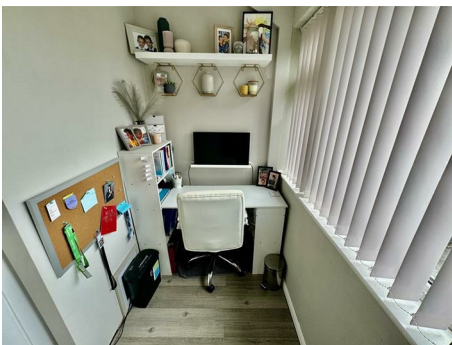
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



BEDROOM TWO

9'6 x 6'10

The second bedroom features a window facing the rear elevation and a radiator.



DRESSING ROOM/OFFICE

5'10 x 3'8

The dressing room/office features a continuation of the laminate flooring, a window facing the front elevation, and an open throughway leading to the en-suite.



BEDROOM THREE

8'3 x 6'10

The third bedroom also features a window facing the rear elevation and a radiator.

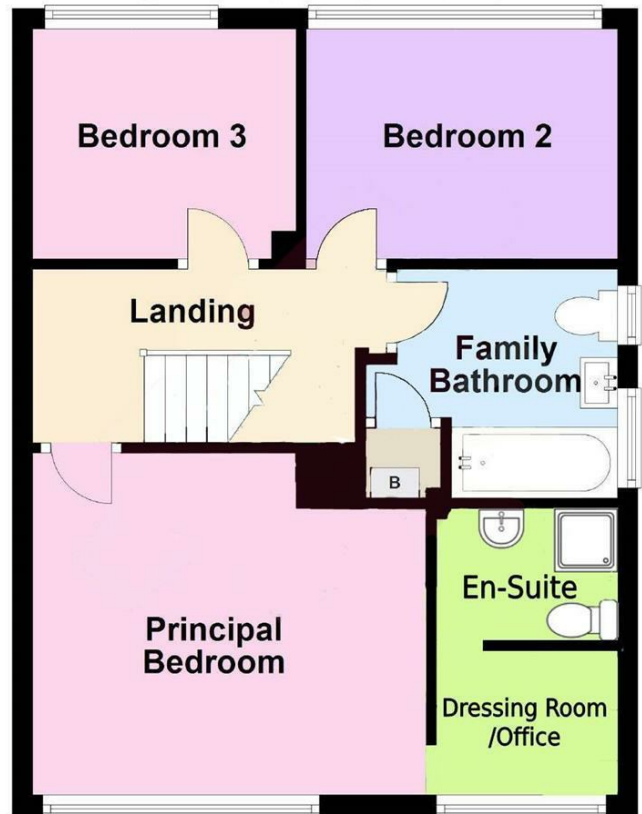
Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 sq. feet)

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