

Town & Country

Estate & Letting Agents

Salisbury Avenue, Saltney

£220,000



This delightful end terrace house on Salisbury Avenue presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property is a wonderful canvas for anyone looking to create their ideal home with its combination of space, comfort, and potential.

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DESCRIPTION

This delightful end-terrace house represents a fantastic opportunity for families, first-time buyers, or anyone seeking a home that combines space, charm, and potential. Nestled in a popular and convenient location, this property comprises of three well-proportioned bedrooms, a living room featuring a living flame cast-iron burner-style fireplace and a kitchen/dining room.



LOCATION

Conveniently located within the popular suburb of Chester, with close access to 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 Morrison's supermarket's within easy travelling distance as well as day-to-day amenities within Saltney itself.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, UK, 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, at the roundabout, take the third exit onto Hough Green/A5104, continue to follow A5104, turn left onto Park Avenue, turn left at the first cross street onto Salisbury Avenue, the property will be on the left.

ENTRANCE HALL

The property is entered through a composite front door featuring a partially opaque double-glazed insert. This opens into a space with engineered oak flooring, a radiator, and stairs leading to the first-floor accommodation. An oak veneer door leads off to the living room.



LIVING ROOM

12'8 x 14'12

Featuring engineered oak flooring from the entrance hall into a delightful living room. This inviting space boasts a front-facing window with integrated blinds, a radiator beneath, and recessed ceiling downlights that enhance the modern ambience. Its focal point is a living flame cast-iron burner-style fireplace, beautifully set within an exposed slate surround and accented with an oak mantle. Oak veneer doors lead to the kitchen/diner and the under-stairs utility area, adding both functionality and style.



UNDER STAIRS UTILITY SPACE

5'2 x 3'0

With space for a tumble dryer, a light, a window to the side elevation along with engineered oak flooring and space for hanging coats.



KITCHEN/DINING ROOM

18'0 x 9'3

The kitchen/dining room is beautifully appointed, featuring a range of light wood-grain effect wall, base, and drawer units with decorative handles. These are complemented by solid wood work surfaces, which house a Belfast sink with a mixer tap and tiled splashback. The design includes space for a range cooker with a fixed extractor hood above, as well as ample space for an American-style fridge freezer, dishwasher, and washing machine. A cupboard conveniently houses the gas combination boiler. The room is finished with a ceramic tiled floor, a column-style black radiator, and recessed ceiling downlights. Natural light enters through two rear-facing windows, while an opaque UPVC double-glazed stable-style door provides access to the side elevation of the property.



FIRST FLOOR LANDING

The engineered oak flooring continues seamlessly from the entrance hall and up the stairs, enhancing the cohesive design of the home. A side-facing window with an integrated blind provides natural light, while a floor-to-ceiling shelved storage cupboard offers practical storage. The space is illuminated by recessed ceiling downlights, and a loft hatch with folding retractable wooden ladders and lighting allows easy access to the attic. Oak veneer doors lead to all three bedrooms and the bathroom, completing this thoughtfully designed upper floor.



BEDROOM ONE

10'2 x 9'6

With timber laminate flooring, and exposed brick wall with recessed downlights set within the ceiling, a window facing the rear elevation within integrated blind and a radiator below.



BEDROOM TWO

9'10 x 9'5

With distressed effect laminate flooring a window to the front elevation with integrated blinds and radiator below, recessed downlights within the ceiling and fitted with a range of attractive floor to ceiling black wardrobes.

BEDROOM THREE

9'5 x 7'5

This L shaped room has a multitude of possibilities to be used as a nursery, a home office or a bedroom. With timber laminate flooring, a radiator, recessed downlights set within the ceiling and a window facing the front elevation with an integral blind.



BATHROOM

9'0 x 6'9

A simply stunning contemporary four-piece bathroom suite installed with an oversized corner shower enclosure with jewel head thermostatic shower and extractor fan above, a tile panel bath with Central mixer tap, a vanity unit incorporating a wash hand basin with mixer tap along with a dual flush low-level WC. The flooring is ceramic tile and the walls fully tiled with an anthracite heated towel rack along with a window facing the rear elevation, opaque with integrated blinds and recessed downlights set within the ceiling.



EXTERNALLY

The property features a patterned concrete driveway providing off-road parking and convenient access. The entrance is enhanced by a canopy and exterior lighting above and beside the front door. The rear garden is accessed via double timber gates, opening to a

patterned concrete pathway that leads to a coordinating patio and additional contrasting patio area. The substantial garden has been meticulously maintained, with a lawn bordered by raised sleeper beds and shrubs along both sides. It also includes external lighting, a water supply, and is securely enclosed by new timber fence panels set between sturdy concrete posts, offering privacy and charm.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1833

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.

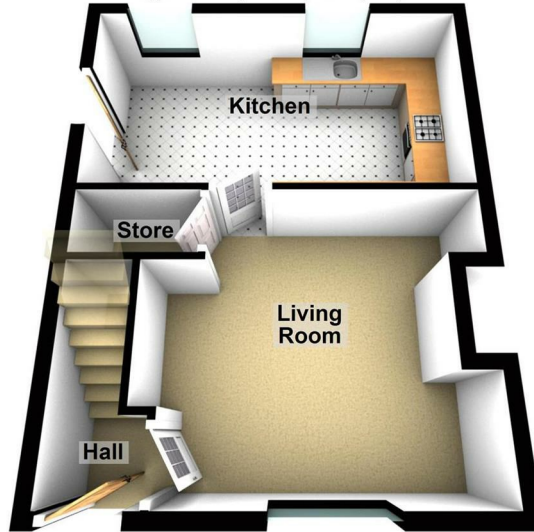
MORTGAGE SERVICES

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.

Ground Floor

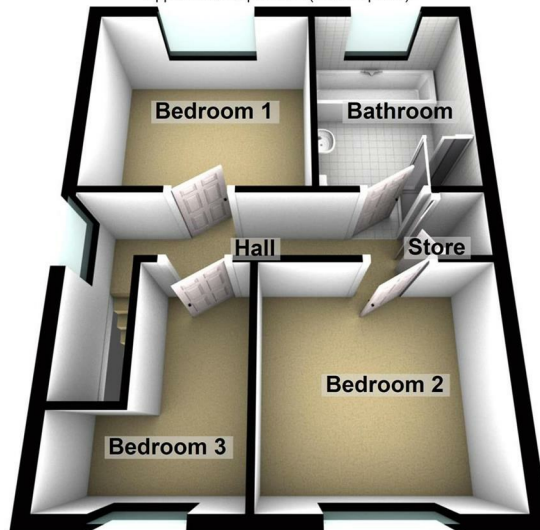
Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)

First Floor

Approx. 38.2 sq. metres (410.8 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	

Current	Potential
70	85