

# Town & Country

Estate & Letting Agents

Welsh Road, Balderton

£369,950



This beautifully presented semi-detached home, extended at both the front and rear, offers oil-fired central heating and UPVC double glazing. It includes a spacious porch, snug, living room with a shared cast iron burner, stunning kitchen/dining room, and cloakroom WC. Upstairs, three bedrooms and a four-piece bathroom suite can be found. The front features twin gravel off-road parking, a cobblestone forecourt, and gated side access to the rear garden, which boasts a brick-block patio, lawn, decked area, and attractive timber fence panels.

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## DESCRIPTION

This beautifully presented semi-detached home, which has undergone extensions to both the front and rear, must be viewed to be fully appreciated. Benefiting from oil-fired central heating and UPVC double glazing, the property comprises a spacious porch, a snug, a living room with a shared cast iron burner, a stunning kitchen/dining room, and a cloakroom WC. Upstairs, the first-floor landing provides access to a four-piece bathroom suite and three bedrooms. Externally, the front of the property offers twin gravel off-road parking spaces, a cobblestone forecourt, and gated side access leading to the rear garden. The rear garden features a brick-block patio and pathway, a lawn, and an additional decked patio area at the rear, all enclosed by recently installed, attractive timber fence panels.

## LOCATION

## DIRECTIONS



## ENTRANCE PORCH

8'6" x 4'9"

A UPVC double-glazed front door opens to an area with quarry-tiled flooring. The space features a window facing the front elevation and a fitted cloaks cupboard with hanging space and storage for shoes below. An internal window provides a view into the snug, while a UPVC double-glazed door leads directly into the snug.



## SNUG

10'6" x 9'2"

The snug features timber laminate flooring, a column-style radiator, and stairs rising to the first-floor accommodation. A cast log burner, set against exposed brickwork with an oak mantle and slate hearth, is shared with the living room. A partially glazed oak door provides access to the living room.



## LIVING ROOM

13'7" x 9'5"

The living room features a window facing the front elevation with a radiator below, engineered oak flooring, and the opposite side of the cast iron Henley log burner, complete with exposed brickwork, an oak mantle, and a slate hearth. A lever-latch oak, partially glazed door leads to the kitchen/dining room.



## LOG BURNER



## KITCHEN/DINING ROOM

16' x 13'5"

The kitchen/dining room is fitted with an array of attractive dual-colour Shaker-style wall, base, and drawer units, complemented by stainless steel handles and granite work surfaces. These include a ceramic Belfast sink with a mixer tap. There is space for a range cooker with a tiled splashback and a stainless steel extractor hood above, as well as space and housing for an American-style fridge freezer. Additional features include an integrated dishwasher, two column-style radiators, and an under-stairs storage cupboard. The room is well-lit with windows facing the rear and side elevations, recessed spotlights, and UPVC double-glazed French doors that open to the rear garden. A light oak door provides access to the utility/cloakroom WC.



## DINING AREA



### UTILITY/CLOAKROOM W.C.

9' x 2'9

The utility/cloakroom WC is fitted with a dual-flush low-level WC and a wash hand basin with a mixer tap. It also features a column-style radiator, plumbing for a washing machine, and a solid wood work surface with a shelf above. The room is enhanced by a skylight and recessed downlights set within the ceiling, providing ample natural and ambient lighting.

### FIRST FLOOR LANDING

The landing features original stripped-paint internal doors that provide access to the bathroom and all three bedrooms.



### BATHROOM

6'4 x 10'3

A stunning four-piece bathroom suite includes a standalone bath, a dual-flush low-level WC, and an oversized shower enclosure with a dual-head thermostatic shower and inset shelf. The suite also features a vanity unit with a marble top and an inset ceramic sink with a mixer tap. The walls are partially tiled, complemented by two anthracite heated towel rails, an extractor fan, and an opaque window facing the side elevation.



### BEDROOM ONE

12'4 x 13'5 (max)

The principal bedroom features a window facing the rear elevation, two skylights set within the semi-vaulted ceiling, and a column-style radiator. There are also two sets of fitted double wardrobes, joined by a dressing table.



### BEDROOM TWO

9'6 x 10'9

The second bedroom features a window facing the front elevation, a cast iron ornamental fireplace, and a contemporary-style column radiator. It also includes a fitted floor-to-ceiling, shelved double-door cupboard, and above the bulkhead, there is a deep built-in cupboard and wardrobe.



### BEDROOM THREE

8'9 x 8'6

The third bedroom offers access to the loft and features a window facing the front elevation, with a column-style radiator below.



### EXTERNALLY

Situated at the front of the property are twin gravel off-road parking spaces, a cobblestone forecourt, secure timber side access to the rear garden, and outdoor lighting. To the rear, secure gated side access opens to a brick-block pathway, which in turn leads to a brick-block patio area, with outdoor lighting and a water supply. On the opposite side of the property, a timber gate opens to a garden storage area. The garden itself is predominantly laid to lawn, with timber raised planters and slate chip borders, all enclosed by a series of timber fence panels.



### REAR ELEVATION



### REAR GARDEN

### 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

Council Tax Amount: £2,277.00

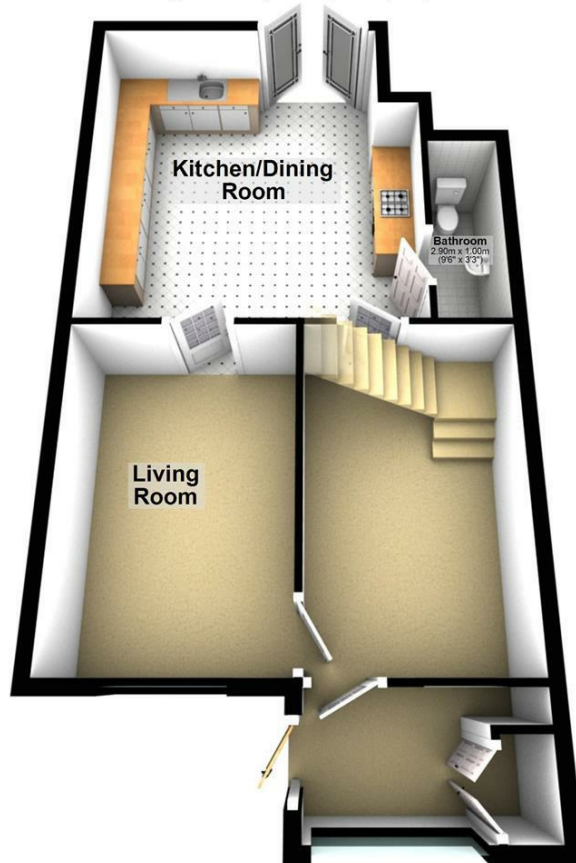
### MORTGAGE SERVICES

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. 58.2 sq. metres (627.0 sq. feet)



Total area: approx. 100.3 sq. metres (1080.0 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 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			
(81-91) B			79
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	