

Town & Country

Estate & Letting Agents

Hartington Street, Chester

£260,000



Located in the sought-after Handbridge area of Chester, this charming Victorian two-bedroom mid-terrace offers easy access to the city centre, motorway links, local amenities, and scenic walks along the River Dee and The Meadows. The property features gas central heating and includes a vestibule and entrance hall with mosaic flooring, a living room with a cast-iron burner, and a dining room opening to a Shaker-style kitchen. Upstairs, you'll find two double bedrooms and a spacious bathroom with a four-piece suite. Outside, there's a gravelled front forecourt and a low-maintenance paved rear garden enclosed by brick walls.

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DESCRIPTION

Situated within the highly desirable Chester suburb of Handbridge, offering convenient access to both the city centre and local motorway networks, as well as a host of day-to-day facilities and lovely walks along the River Dee and "The Meadows," this characterful two-bedroom Victorian mid-terrace property benefits from gas central heating. The internal accommodation comprises a vestibule and entrance hall with mosaic quarry tile flooring, a living room with a solid fuel cast-iron burner, and a dining room with an open archway leading to a well-presented Shaker-style kitchen. The first-floor landing provides access to two double bedrooms and a spacious bathroom with a four-piece suite. Externally, the front of the property features a small gravelled forecourt, while the low-maintenance rear garden is predominantly paved and enclosed by brick walls.

LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. The property is located at the head of a Cul-de-Sac and Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Pleasant walks can be enjoyed

along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Queen's Park Road, turn right onto Queen's Park View, continue onto Hartington Street. The destination will be on the left.

VESTIBULE

The property is accessed through a lead-stained glass timber panel front door, with a stained glass panel above. This opens onto a mosaic-tiled floor and a glazed door leading into the entrance hall.

ENTRANCE HALL

The mosaic tile floor continues into the entrance hall, which features stairs rising to the first-floor accommodation and a radiator.



DINING ROOM

12'6 x 10'6

The room features a window facing the rear elevation, with a radiator below, and a feature fireplace housing a living flame gas fire. There is also a picture and an understair storage cupboard, an open archway leading into the kitchen, and folding timber panel doors that open into the living room.



LIVING ROOM

12'1 x 10'3

The room features exposed floorboards, a picture rail, and a window facing the front elevation with a radiator below. It also includes a solid fuel cast-iron burner with a timber mantle above.



KITCHEN

12'3 x 8'9

The kitchen is fitted with a range of cream Shaker-style wall, base, and drawer units, complemented by stainless steel handles and solid wood work surfaces. These house a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, a five-ring gas hob with an extractor hood above, and a washing machine, with space for a tall fridge-freezer. The kitchen also features a radiator, recessed downlights in the ceiling, and windows facing both the side and rear elevations. A glazed timber panel door opens to the rear garden.

FIRST FLOOR LANDING

The landing features a banister with spindle balustrades, access to the loft, and some fitted shelving. Doors open to both double bedrooms and the bathroom.



BATHROOM

11'2 x 9'5

The bathroom features a four-piece suite, including a central bath, a corner shower enclosure with a thermostatic shower and panelled walls, a dual-flush low-level WC, and a countertop-mounted wash hand basin with a vanity unit below and a mixer tap. The walls are partially tiled, and the room also includes a radiator and windows facing the rear and side elevations. A built-in corner cupboard houses the Worcester gas combination boiler.

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BEDROOM ONE

12'1 x 11'10

The room measures to the wardrobe, which is fitted along one side of the wall and comprises three sets of light

oak-style double door wardrobes, interspersed with fitted shelving. There is also a feature ornamental cast-iron fireplace, a window facing the front elevation, and a radiator below.



BEDROOM TWO

12'6 x 9

The room features a cast-iron ornamental fireplace and a window facing the rear elevation, with a radiator below.



EXTERNALLY

Externally, to the front of the property, there is a small gravel forecourt with an iron gate. The rear low-maintenance, predominantly paved courtyard garden features an outside light and water supply, timber rear access, and is enclosed by brick walls.

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

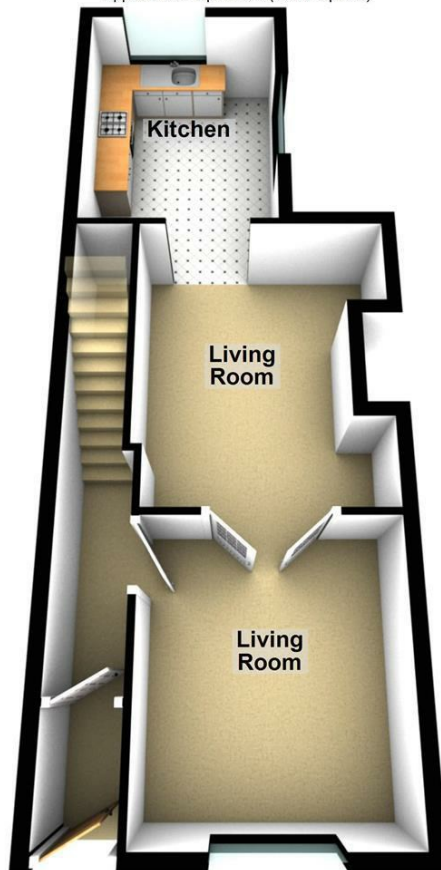
The agents have not tested the appliances listed in the particulars. Council Tax Band: B - £1771.00

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. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 85.6 sq. metres (921.6 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 