

# Town & Country

Estate & Letting Agents

Bradford Street, Handbridge

£194,950



A traditional two-bedroom terrace house situated in the highly popular area of Handbridge, this property appeals to a range of buyers, including first-time buyers looking to secure a home ahead of the April 2025 stamp duty increase, small families desiring a low-maintenance home near quality schools, and property investors targeting a high-yield rental market, with the property currently achieving a rental income of £935 per month. This home offers free on-street parking and is conveniently located close to the city centre. The accommodation includes a living room, a kitchen, stairs rising to the first-floor landing, two bedrooms, and a bathroom. Externally, the gravelled forecourt at the front is bounded by a brick wall, while the rear garden features patio tiles, an outdoor storage cupboard, a sunny aspect, and rear access. With its blend of low maintenance and investment potential, this property is ideally positioned for a range of lifestyles and objectives, making it an excellent choice in a sought-after location.

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## DESCRIPTION

Offering a blend of character, convenience, and investment potential, this recently upgraded two-bedroom terraced house is located in the highly desirable area of Handbridge, renowned for its vibrant community and proximity to local amenities. The property provides a turnkey solution for buyers seeking a low-maintenance, high-return asset in a sought-after location. With a new roof installed in 2021, complete with enhanced insulation, and fully boarded, accessible loft storage, the home offers modern comfort and practicality. Inside, the property features recently updated carpets throughout, new window blinds, and a well-equipped kitchen with integrated appliances, including a new hob and extractor. The interior comprises a welcoming living room, two bedrooms, and a modern bathroom, blending traditional charm with updated functionality. Externally, the front showcases a gravelled forecourt with a brick wall, while the low-maintenance rear garden includes a patio, outdoor storage, and rear access. With free on-street parking and easy access to the city centre, this home is ideally positioned to enjoy all that Handbridge has to offer, representing a fantastic opportunity for both homeowners and investors alike.

## LOCATION

Bradford Street is a quiet backwater within the extremely sought after district

of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge and River Dee. Handbridge offers many quality amenities and can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg and a delicatessen as well as several public houses and restaurants, with a further array of amenities the city centre has to offer. 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 by pass.

## DIRECTIONS

From our Chester Branch, head south on Lower Bridge Street towards St Olave Street. Continue onto Handbridge/Old Dee Bridge and follow Handbridge. Turn left onto Queen's Park Road, then right onto Queen's Park View. Next, turn right onto Pretoria Street and left onto Bradford Street. The property will be on the right.



## LIVING ROOM

11'07" x 11'03" (max)

The living room features an ornamental fireplace, laminate flooring, a radiator, a front-facing window, and a cupboard that houses the fuse box, gas meter, and electric meter.



## ORNAMENTAL FIREPLACE



## KITCHEN

8'07" x 7'10" (max)

The kitchen, accessible from the living room, is fitted with white wall, base, and drawer units, complemented by a stainless steel sink, a fold-down table, a washing machine, and a fridge freezer. Integrated appliances include an oven, an electric hob, and an extractor hood. A window to the rear elevation provides natural light, and a door opens to the rear courtyard.

## LANDING

The landing contains the boiler in an overhead cupboard and provides access to the two bedrooms and the bathroom.



## BEDROOM ONE

11'06" x 8'08" (max)

The principal bedroom features a radiator, a front-facing window, and a ceiling hatch providing access to the loft. The loft is boarded, making it ideal for extra storage.



## ADDITIONAL PHOTO



## BEDROOM TWO

8'09" x 6'01"

Featuring a storage cupboard, fitted carpet, a radiator, and a rear-facing window.



## ADDITIONAL PHOTO



## BATHROOM

6'01 x 3'11

The bathroom is equipped with a three-piece suite, including a WC, a washbasin, and an enclosed shower unit with an electric shower. It also features a mirrored cabinet, laminate flooring, and recessed spotlights.



## EXTERNALLY

The front garden is gravelled and enclosed by a brick wall, with a paved pathway leading to the front door. The rear courtyard faces South-East and includes a gate to the back passageway, along with an outdoor storage cupboard.



## ADDITIONAL PHOTO

## 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.

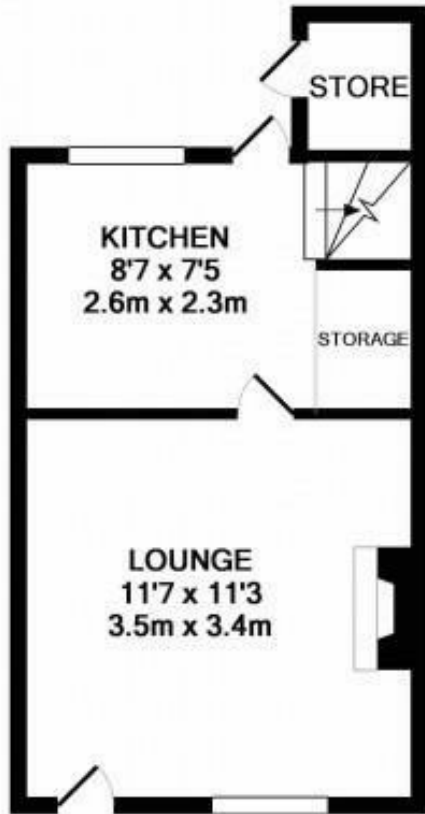
## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax Band: A - £1518.00

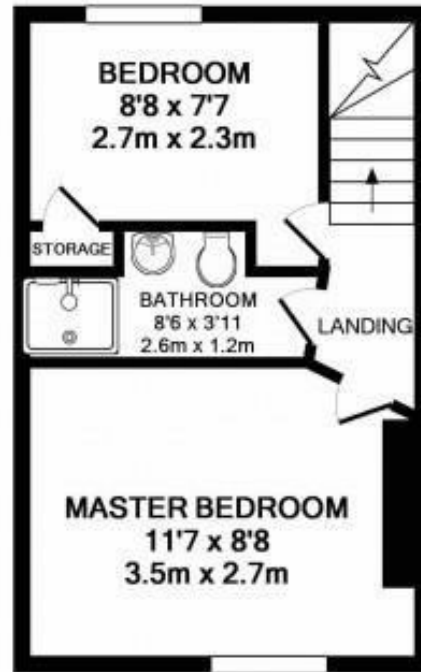
## MORTGAGE SERVICES

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. FLOOR  
AREA 230 SQ.FT.  
(21.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 67                      |           |
| (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 |           |