

Town & Country

Estate & Letting Agents

Western Approach, Newton

£360,000



Located in a highly desirable area, this light and spacious, semi detached home with three double bedrooms sits in an enviable position on a generous sized plot with ample off road parking and a garage.

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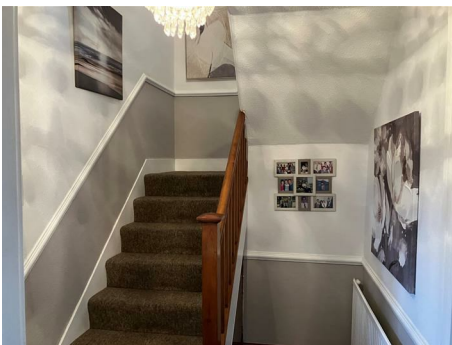


DESCRIPTION

Benefitting from both gas central heating and UPVC double glazed this well maintained, semi detached home comprises an inviting entrance hall, living room, dining room, kitchen, first floor landing, a principal bedroom with an en-suite room, two further double bedrooms and a family bathroom. Externally, to the front of the property is a low maintenance gravelled garden with a shrubbed border and a paved driveway to the side leads to a detached garage. Gated side access leads to a generous sized rear garden which is well presented, predominately lawned and shrubbed with a paved patio area and a timber shed.

LOCATION

A perennially popular location, Newton is near to a series of highly regarded primary and secondary schools, as well as walking distance of various shopping facilities and the wide array of amenities within Hoole and Chester City. Excellent links to the wider North West communications network are available via nearby junctions with the A55 expressway and M53 motorway, along with fast and efficient mainline railway services to London and other significant areas of the country from the Chester General Station.



ENTRANCE HALL

The property is entered through a timber panelled front door which opens to an inviting entrance hall with a radiator and stairs off rising to the first floor accommodation with a store cupboard below.



LIVING ROOM

12'10" x 11'4"

Featuring a living flame gas fire with a marble Adams style surround, a window to the front elevation and a radiator.



DINING ROOM

12'10" X 11'4"

Fitted with a base level and wall units, a radiator, an ornamental fireplace, a window to the rear elevation and an under stairs store cupboard.



KITCHEN

14'4" x 7'10"

The kitchen is fitted with an array of white wall, base and drawer units, ample work surface space housing a stainless steel single drainer sink unit with tiled splash backs, space for a cooker with an extractor hood over, plumbing for a washing machine and dishwasher, space for a tall fridge/freezer, a window to the rear elevation and a aluminium double glazed back door off.



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BEDROOM ONE

12'10" x 11'10"

(Measurement includes en-suite) Having a window to the front elevation, a radiator, a fitted range of wardrobes with two mirror insert doors and a door opening to the en-suite shower room.



EN-SUITE

Installed with a white suite comprising a separate shower enclosure with an electric shower, a low level WC, wash hand basin and partially tiled walls



BEDROOM TWO

11'0" x 8'4"

With a window to the rear elevation, a radiator and a fitted range of wardrobes with a mirror insert door.



BEDROOM THREE

9'10" x 8'4"

Also with a window to the rear elevation, a radiator and a fitted range of wardrobes with a mirror insert door.



BATHROOM

6'6" x 6'4"

Installed with a modern white, three piece suite

comprising a panelled bath with an electric shower over, a low level WC, wash hand basin, a chrome heated towel rail, partially tiled walls and an opaque window to the rear elevation.



FRONT GARDEN

To the front of the property is a low maintenance gravelled garden with a shrubbed border and a paved driveway to the side leads to a detached garage. Gated side access leads to a generous sized rear garden which is well presented, predominately lawned and shrubbed with a paved patio area and a timber shed.



REAR GARDEN

Gated side access leads to a generous sized rear garden which is well presented, predominately lawned and shrubbed with a paved patio area 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.

Tenure: Freehold

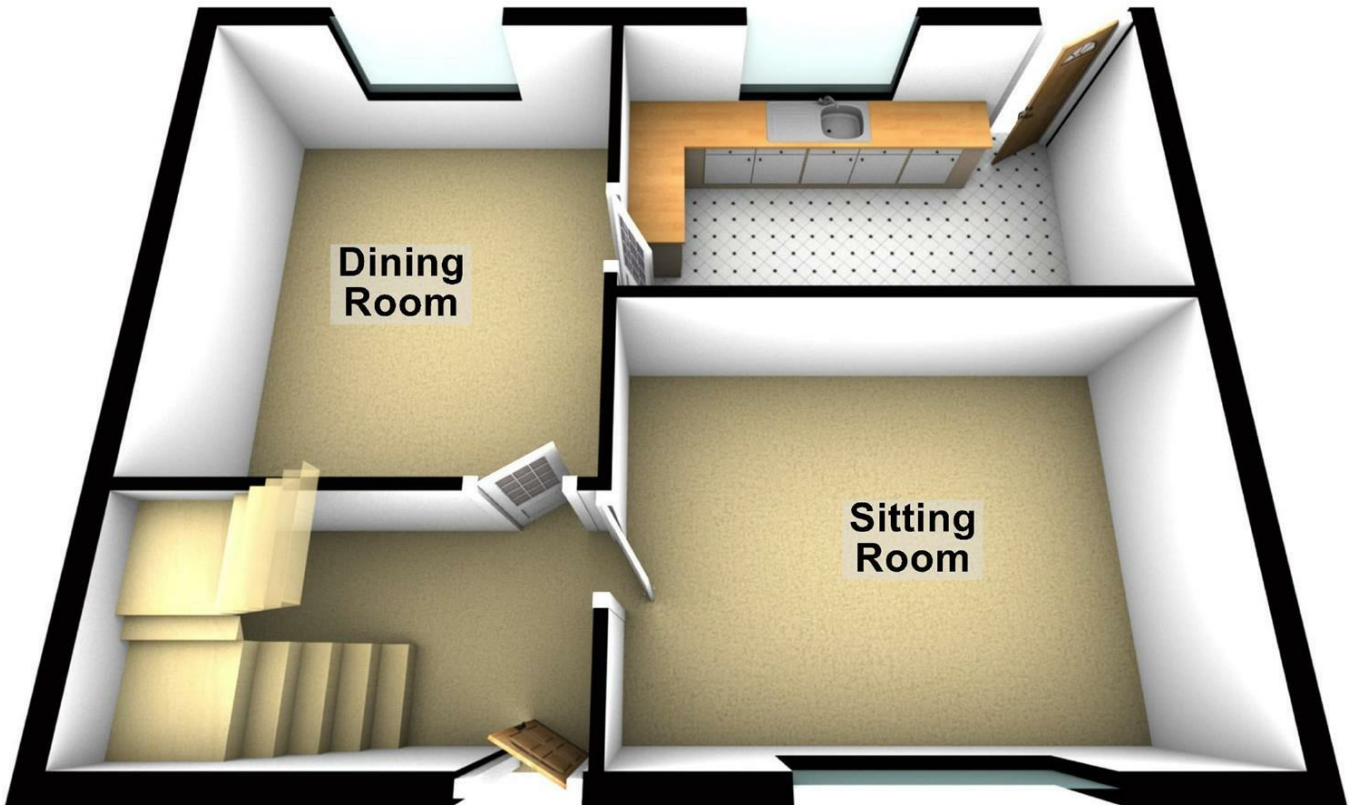
Council Tax Band: C - £2024

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



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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	