

Town & Country

Estate & Letting Agents

Tegid Way, Saltney

No Onward Chain £210,000



Located in a sought-after Chester suburb, this three-bedroom end Mews is close to amenities, motorway links, and the city centre. It features gas central heating and UPVC double glazing. The ground floor includes a kitchen and living room with patio doors to the rear garden. Upstairs are three bedrooms and a bathroom. The front has a low-maintenance gravel garden and brick-block off-road parking. Gated side access leads to a south-westerly facing rear garden with brick-block paving, gravel, lawn, and timber fencing.

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DESCRIPTION

Situated in a highly desirable suburb of Chester, this three-bedroom end me3ws offers a wealth of nearby amenities, easy access to local motorway networks, and close proximity to the city centre. The property benefits from gas central heating and UPVC double glazing throughout. The ground floor comprises a kitchen and a living room, with patio doors opening onto the rear garden. Upstairs, the first-floor landing leads to the bathroom and three well-proportioned bedrooms. Externally, the front of the property features a low-maintenance gravelled garden and brick-block off-road parking. A gated side access leads to the south-westerly facing rear garden, which is a combination of brick-block paving, gravelled sections, and a lawned area, all enclosed by timber fencing for privacy.



LOCATION

Tegid Way lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

DIRECTIONS

From our Town and Country Chester office, proceed out of the city onto Grosvenor St, at the roundabout take the 2nd exit onto the A483 (signposted North Wales, Wrexham). At the roundabout take the 4th exit onto the A5104 (signposted Saltney). Proceed under the bridge continue before turning left onto Sandy Lane North. Turn left onto Tegid Way where the property can be observed by our 'For Sale' board.



KITCHEN

12'1 x 8'5

The property is entered through a UPVC double-glazed front door. The kitchen is fitted with light woodgrain-effect wall, base, and drawer units, complemented by stainless steel handles. It features a resin and stainless steel single-drainer sink unit with a mixer tap and a tiled splashback. Integrated appliances include a dishwasher, an oven, a hob, and an extractor hood. There is space and plumbing for a washing machine, a radiator, a ceramic tiled floor, and a window overlooking the front elevation. Additional storage is provided by an under-stairs cupboard. Glazed double doors lead from the kitchen into the living room.



LIVING ROOM

12'3 x 16'9

Featuring an electric fire with a decorative surround, two radiators, stairs rising to the first-floor accommodation, a window facing the rear elevation, and a double-glazed patio door that opens to the rear garden.

FIRST FLOOR LANDING

Featuring a built-in shelved storage cupboard, access to the loft, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

12'2 x 10'3

Featuring a window overlooking the rear elevation with a radiator positioned below, the room is fitted with a triple-door wardrobe with sliding doors, including two mirrored inserts.



BEDROOM TWO

11' x 9'2

With a window overlooking the front elevation and a radiator positioned below.



BEDROOM THREE

12'2 x 5'8

Featuring linoleum flooring, a window overlooking the rear elevation, and a radiator positioned below.



BATHROOM

8'3 x 5'0

The bathroom is installed with a white three-piece suite comprising a paneled bath with electric shower and folding protective screen above, a dual flush low level WC along with a pedestal wash and basin, partially tiled walls, timber laminate flooring, a radiator and then opaque window facing the Front elevation



EXTERNALLY

To the front of the property is a low-maintenance gravelled garden with brick-block off-road parking and a canopy porch above the front door. A paved pathway runs along the side of the property, providing access to the rear garden via a timber gate. The enclosed rear garden enjoys a south-westerly orientation and features a combination of brick-block paving, gravelled sections, and a lawned area, all surrounded by timber fence panels for privacy.

GARAGE

A single garage with an up-and-over

door, equipped with power and lighting, also houses the wall-mounted gas combination boiler.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band D - £2062.00

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

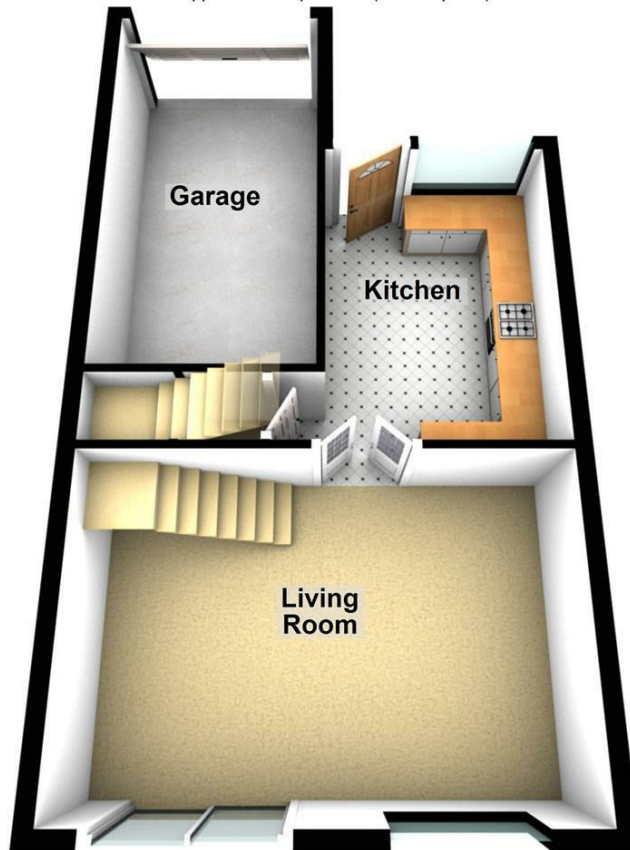
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 87.4 sq. metres (940.4 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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	