

Town & Country

Estate & Letting Agents

Garden Village, Saltney

£260,000



This well presented, three bedroom, detached, family home forms part of a modern development with a larger than usual, south facing, rear garden.

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DESCRIPTION

Benefitting from gas central heating and UPVC double glazing, this beautifully presented property comprises in brief: an inviting entrance hall, a living room with a bay window facing the front elevation, a through kitchen/diner fitted with a range of gloss white wall, base and drawer units with an array of integrated appliances, a cloakroom WC and a first floor landing which provides access to the family bathroom and to all three bedrooms, the principle of which enjoys en-suite facilities. Externally, to the front of the property is a small lawned and shrubbed garden with driveway parking to the side elevation of the property, a light and gated access opening to the rear garden. The rear garden is larger than the majority on this development and is also predominantly lawn and shrubbed with two paved patio areas, an external light and water supply and the whole of the garden is enclosed by timber fence panels.

LOCATION

The property is located within the desirable developed of Garden Village on the outskirts of Chester in Saltney. Situated within easy walking distance of local amenities and schools, a large children's park, cycling distance to Airbus, Chester City and Chester business parks, and is also ideally placed for easy access to commuter routes, such as the A55 Expressway and M56/53 Motorways, allowing swift passage around Chester, towards North Wales, Wirral, Liverpool and Manchester.

DIRECTIONS

Proceed out of Chester along the A483 Grosvenor Road to the Overleigh roundabout, taking the fourth exit onto Hough Green. Continue along Hough Green and into Saltney and under the railway bridge. Proceed along the High Street and Garden Village will be observed on the right hand side. Follow the

road and the property will be found on the left hand side.

ENTRANCE HALL

The property is entered through a composite, leaded and double glazed front door which opens to timber laminate flooring, a radiator, a window to the side elevation and stairs off rising to the first floor accommodation.



LIVING ROOM

14'6" x 13'10"

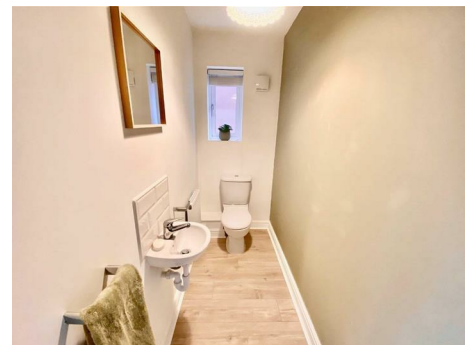
With timber laminate flooring, a radiator and featuring a bay window to the front elevation.



KITCHEN/DINER

16'10" x 12'6"

A lovely contemporary kitchen fitted with an array of modern, gloss white, wall, base and drawer units complimented by stainless steel handles, ample work surface space houses a stainless steel 1 ½ bowl sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob and extractor hood with a tiled splash back, a dishwasher, washing machine and a fridge freezer. There is a housing cupboard for the gas combination boiler, the flooring is timber laminate with a large under stairs storage cupboard, a radiator, recessed down lights, a window to the rear elevation, and UPVC double glazed French doors opening to the rear garden.



CLOAKROOM W.C.

With timber laminate flooring and installed with a low-level WC, a wash hand basin with a mixer tap and tiled splash back, a radiator, extractor fan and an opaque window to the side elevation.

FIRST FLOOR LANDING

Having a window to the side elevation, a radiator, a built in store/airing cupboard and access to the loft space.



BEDROOM ONE

12'4" x 10'4"

With a window to the front elevation, a radiator and an internal door opening to the en-suite shower room.



EN-SUITE

Installed with a separate shower enclosure, fully tiled with a thermostatic shower, a low-level WC, a wash and basin with a mixer tap and tiled splash back, a chrome heated towel rail, recess down lights within the ceiling, an extractor fan and an opaque window to the side elevation.



BATHROOM

Installed with a modern, white, three-piece suite comprising a panelled bath with mixer tap, a low-level WC, pedestal wash hand basin with a mixer tap, a chrome heated towel rail, partially tiled walls, an extractor fan and an opaque window to the side elevation.



BEDROOM TWO

10'4" x 9'6"

With the window to the rear elevation and a radiator



BEDROOM THREE

7'8" x 6'4"

.With a window to the front elevation and a radiator.



EXTERNALLY

to the front of the property is a small lawned and shrubbed garden with driveway parking to the side elevation of the property, a light and gated access opening to the rear garden. The rear garden is larger than the majority on this development and is also predominantly lawn and shrubbed with two paved patio areas, an external light and water supply and the whole of the garden is enclosed by timber fence panels.

SERVICES

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

Tenure: Freehold

Council Tax: Band E £2521

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

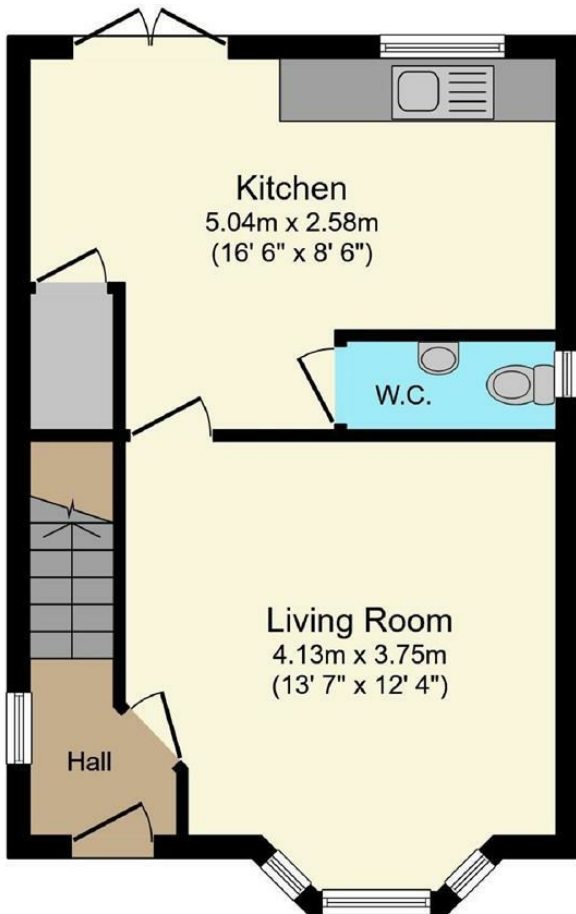
If you would like to submit an offer please

contact the Chester office and a member of the team will assist you further.

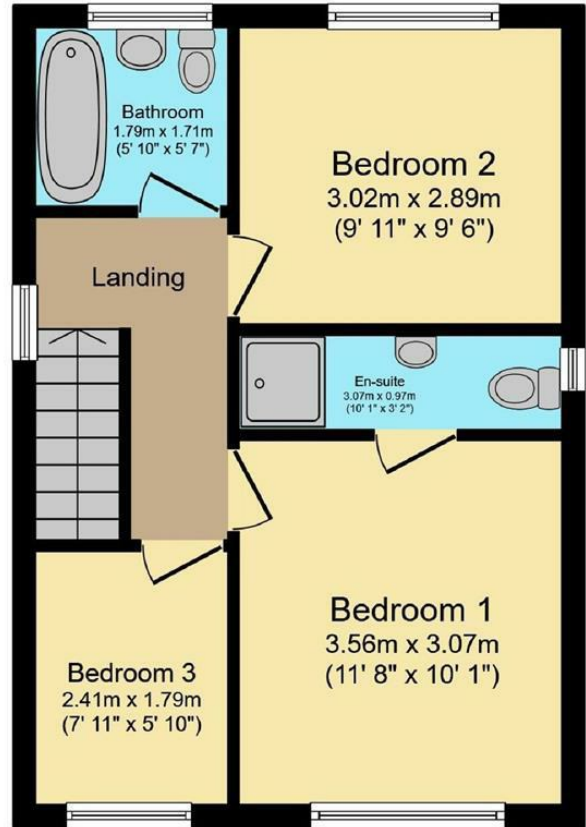
MORTGAGE SERVICES

Town and Country Estate Agents Chester 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



First Floor

Total floor area 74.7 sq.m. (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(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	