

# Town & Country

Estate & Letting Agents

Victoria Road, Saltney

£195,000



Located in a popular Chester suburb, this extended three-bedroom semi-detached property offers UPVC double glazing and gas central heating. The ground floor includes an entrance hall, living room, dining room, kitchen, and a side hallway with a bathroom and separate WC. Upstairs, there are three good-sized bedrooms. Externally, the front features off-road parking with a mix of pebbles and tarmac, while a side gate leads to a south-west-facing rear garden with a paved patio, lawn, and timber fencing.

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## DESCRIPTION

Located in this popular Chester suburb, this extended three-bedroom semi-detached property features UPVC double glazing and gas central heating. The accommodation comprises an entrance hall, living room, dining room, and kitchen, along with a side hallway leading to a bathroom and separate cloakroom WC. The first-floor landing provides access to three good-sized bedrooms. Externally, to the front of the property, there is a combination of pebbled and tarmac off-road parking, with side access and a timber gate leading to the rear garden. The rear garden enjoys a south-westerly orientation, with a paved patio area, lawned garden, and is enclosed by timber fencing.



## LOCATION

Victoria Road 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 office on Lower Bridge Street, head west on Castle Street towards Bunce Street, then at the roundabout, take the first exit onto Grosvenor Road/A483. Continue straight to stay on Grosvenor Road/A483 and at the next roundabout, take the second exit onto Lache Lane. Turn right onto Circular Drive and continue onto Green Lane. Turn left onto Boundary Lane, then turn right onto Victoria Road. The property will be on the left.

## ENTRANCE HALL

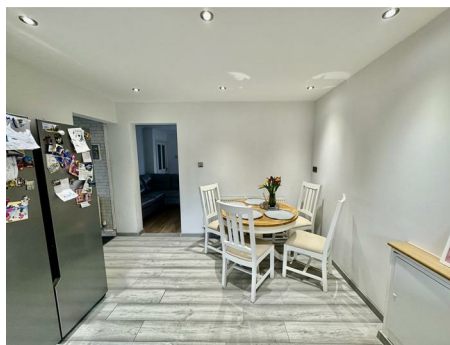
The property is entered through a UPVC front door, which opens to timber laminate flooring, a radiator, stairs leading to the first-floor accommodation, and a partially glazed door opening to the living room.



## LIVING ROOM

12'4 x 14

Featuring timber laminate flooring, a window facing the front elevation with a radiator below, and a living flame gas fire with a feature surround. There is also provision for a wall-mounted television above. An open throughway leads to the dining room.



## DINING ROOM

11'2 x 7'8

With timber laminate flooring, a radiator, recessed downlights set within the ceiling, an open throughway to the side hall, and a large open throughway to the kitchen.



## KITCHEN

10'6 x 8'5

The kitchen is fitted with oak-style wall, base, and drawer units with ornamental handles, and work surfaces housing a stainless steel single-drainer sink unit with a mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, space and plumbing for a washing machine, timber laminate flooring, recessed downlights set within the ceiling, and a window facing the rear elevation.

## SIDE HALL

6'5 x 2'6

Access is provided either through an open throughway from the kitchen or via a UPVC opaque double-glazed door opening to the side elevation of the property. The area features an under-stairs storage cupboard, a radiator, and an open throughway leading to the bathroom and cloakroom WC.



## BATHROOM AND CLOAKROOM WC

13'6 x 5'6

(measurements includes both bathrooms and WC) The bathroom is fitted with a white three-piece suite, comprising a panel bath with a mixer tap and handheld shower extension, a corner shower enclosure with an electric shower, and a pedestal wash hand basin. The walls are partially tiled, and there are opaque windows facing the side and rear elevations. The cloakroom WC houses a dual-flush low-level WC, with partially tiled walls and an opaque window facing the side elevation.



## FIRST FLOOR LANDING

With a window facing the side elevation, access to the loft space, and doors leading to all three bedrooms.



## BEDROOM ONE

12'9 x 9'2

With a window facing the front elevation, a radiator below, timber laminate flooring, and a cast-iron ornamental fireplace. The room is also fitted with a range of mirror-fronted wardrobes, which provide access to a built-in cupboard with a window facing the front elevation.



## BEDROOM TWO

12'4 x 7'9

Featuring a window facing the rear elevation, a radiator below, and timber laminate flooring.



## BEDROOM THREE

8'3 x 8'7

Also with timber laminate flooring, a window to the rear elevation, and a radiator below.



## EXTERNALLY

To the front of the property, there is a combination of tarmac and pebbled off-road parking, with a canopy above the front door and timber side access leading to the rear garden. The rear garden enjoys a sunny south-westerly orientation, featuring a paved patio area, a lawned garden, an outdoor water supply, and lighting.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: C - £1833.00

## 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.

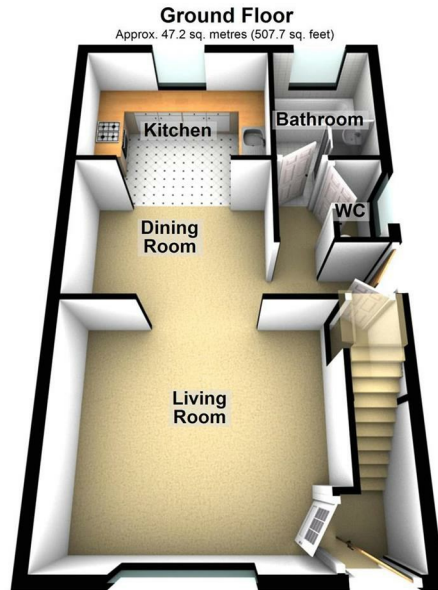
## SUBMIT AN OFFER

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

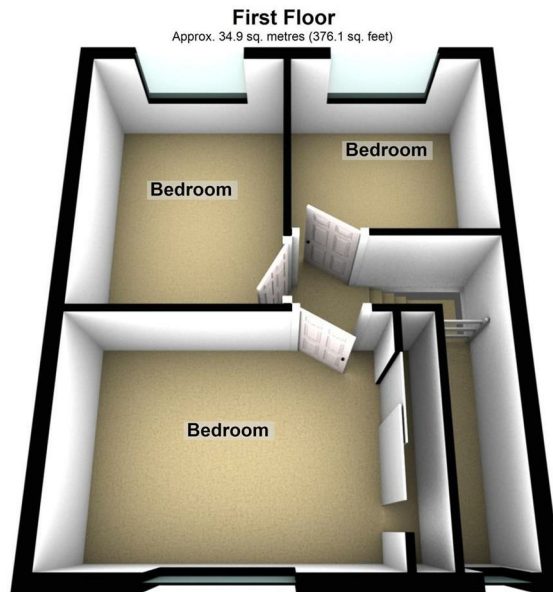
## MORTGAGE SERVICES

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.**



Total area: approx. 82.1 sq. metres (883.9 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	