

Town & Country

Estate & Letting Agents

Saxon Way, Chester

£205,000



Located in a popular village with easy access to Chester city centre, Greyhound Retail Park, local amenities, and motorway links, this three-bedroom semi-detached home features gas central heating and UPVC double glazing.

Inside, it offers an entrance hall, living room, dining room, kitchen, and a first-floor landing leading to a three-piece shower room and three bedrooms. Outside, there's driveway parking, low-maintenance front gardens with gravel and slate chips, and double timber gates opening to a paved, low-maintenance rear garden with slate chips and a decked patio.

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DESCRIPTION

Situated in this popular village, which offers easy access to Chester city centre, Greyhound Retail Park, a host of day-to-day amenities, and local motorway networks, this three-bedroom semi-detached home benefits from gas central heating and UPVC double glazing. The property comprises an entrance hall, living room, dining room, kitchen, and a first-floor landing providing access to a three-piece shower room and three bedrooms. Externally, to the front of the property, there is driveway parking running alongside low-maintenance golden gravel and slate chip gardens. Double timber gates at the side of the property open to an enclosed rear garden, which is also low-maintenance, being predominantly paved with slate chips and a decked patio area.



LOCATION

The location is extremely convenient for Chester city centre and the inner ring road leading to the M53/M56 motorway networks with the A548 leading to Queensferry/Deeside also close by. The property is a short walk away from a regular bus service to the city centre. There is an array of nearby quality local amenities including the Greyhound Retail Park offering an range of shops including T.K.Max, The Range and a number of supermarkets Asda, Tesco, Aldi and Lidl.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas Street/A5268, and continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate Street/A5116, continue straight onto Parkgate Road/A540. at Parkgate Road Roundabout, take the second exit onto Blacon Ave, go through 1 roundabout, at the roundabout, take the

second exit onto Shelley Road, at the roundabout, take the first exit and stay on Shelley Road, continue onto Saxon Way

ENTRANCE HALL

The property is entered through a UPVC opaque double-glazed front door, which opens into an entrance hall with an inset doormat, timber laminate flooring, glass double timber doors leading to the living room, a radiator, and stairs rising to the first-floor accommodation.



LIVING ROOM

12'1 x 13'2

The living room features timber laminate flooring, a radiator, an under-stairs storage cupboard, a window facing the front elevation, and an ornamental fireplace with a granite hearth and an Adam's-style surround. A glazed door leads off to the dining room.



DINING ROOM

10'1 x 8'

The timber laminate flooring continues from the living room into the dining room, which features a radiator, UPVC double-glazed French doors opening to the rear garden, and a door leading to the kitchen.



KITCHEN

10'1 x 7'

The kitchen is fitted with a range of Shaker-style wall, base, and drawer units with stainless steel handles and work surfaces, housing a stainless steel one-and-a-half-bowl sink unit with a mixer tap and tiled splashback.

Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a fridge and freezer. There is space and plumbing for a washing machine, and the wall-mounted gas combi boiler is also located here. The kitchen features a ceramic tiled floor with recessed downlights set within the ceiling, a window facing the side elevation, and an opaque PVC double-glazed back door.

FIRST FLOOR LANDING

There is a window facing the side elevation, access to the loft space via a hatch with a retractable ladder, and doors leading to the shower room and all three bedrooms.



SHOWER ROOM

6'2 x 5'8

The shower room is fitted with a modern three-piece suite comprising a corner shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. The room features fully tiled walls, a chrome heated towel rail, an opaque window facing the rear elevation, a

ceramic tiled floor, and recessed downlights in the ceiling.



BEDROOM ONE

12'10 x 8'6

The room features a window facing the front elevation, with a radiator below, and is fitted with woodgrain-effect corner unit wardrobes.



BEDROOM TWO

9' x 8'7

The room has a built-in wardrobe, a window to the rear elevation, and a radiator beneath it.



BEDROOM THREE

9'4 x 6'4 (max)

The L-shaped bedroom features a window facing the front elevation, a radiator below, and a built-in cupboard in the space above the stairs bulkhead.



EXTERNALLY

The driveway runs along the side of the property through timber gates to the rear garden, which features a low-maintenance slate chip and golden gravel garden with a brick block pathway leading to the side door. The rear garden is predominantly paved with slate chips, and there is a decked patio area towards the rear. Additional features include outside lighting, a water supply, and a timber shed.



SERVICES TO PROPERTY

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

Tenure:

Council Tax: B £1771

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.

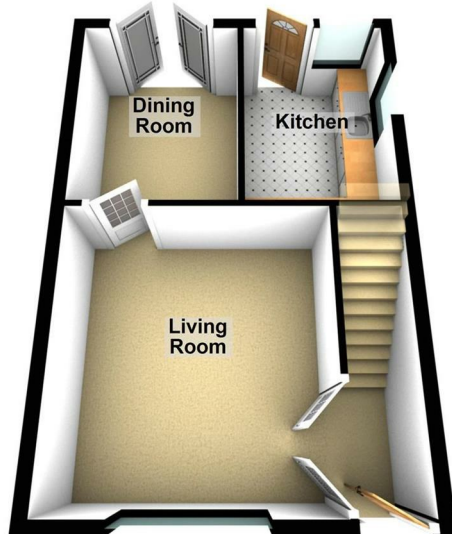
MORTGAGE SERVICES

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

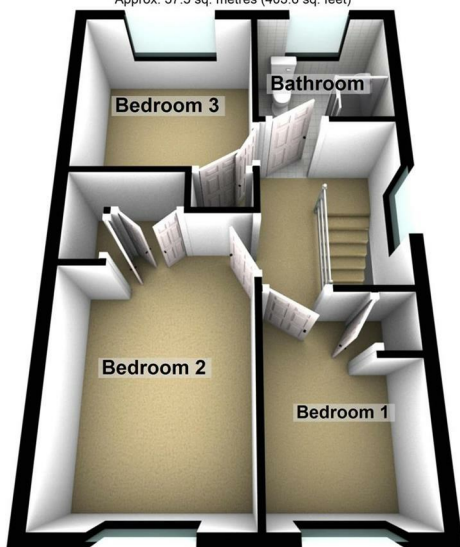
Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.6 sq. feet)

First Floor

Approx. 37.5 sq. metres (403.6 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	