

Town & Country

Estate & Letting Agents

Moss Bank, Chester

£295,000



Ideally located in Chester with easy access to the city centre, university, gym, and amenities, this charming Victorian-style home features gas central heating and UPVC double glazing. Retaining many original details, it offers an inviting entrance hall with Minton tile flooring, a spacious living room with a multi-fuel burner, a dining room with a fitted floor-to-ceiling cabinet, and a kitchen leading to an enclosed south-facing garden with an outbuilding. Upstairs, stripped-painted doors open to three bedrooms and a three-piece bathroom suite.

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DESCRIPTION

Ideally situated within Chester, with easy access to the city centre, local university, gym, and a wealth of other amenities, this beautiful Victorian-style property benefits from gas central heating and is predominantly UPVC double-glazed. Retaining many original features throughout, the property comprises an inviting entrance hall with Minton tile flooring; a spacious living room with a multi-fuel burner; a dining room with a fitted original floor-to-ceiling cabinet; and a kitchen that offers access to an enclosed, south-facing rear garden with an outbuilding. The first-floor landing features stripped-painted doors opening to three bedrooms, as well as a three-piece bathroom suite.



LOCATION

Residents enjoy proximity to local amenities, and excellent schools, making it ideal for families and professionals alike. Its location offers easy access to Chester's vibrant city centre, where you can explore historic landmarks, shopping, and dining. Moss Bank represents a perfect blend of peaceful living with modern conveniences.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, UK, head south on Lower Bridge Street toward St. Olave Street, turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas Street/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate Street/A5116, continue straight onto Parkgate Road/A540, turn right onto Moss Bank.



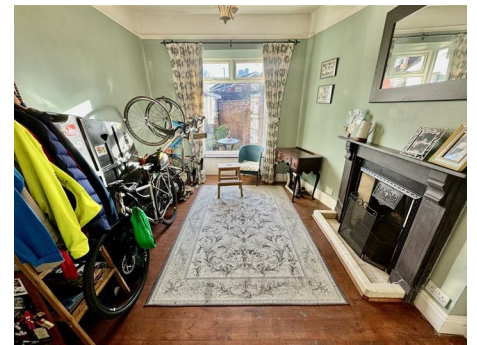
ENTRANCE HALL

15'2 x 5'6

A beautiful wooden leaded and stained glass front door—with matching sash windows to the side—opens into an entrance hall featuring Minton tile flooring, a column-style radiator, and stairs with spindle balustrades rising to the first-floor accommodation, where a storage cupboard is conveniently located below. Additionally, elegant ceiling mouldings and stripped pine doors lead to the living room, dining room, and a partially glazed, strip-painted door that opens into the kitchen.



and two tower-style column radiators on either side, the room boasts a cast iron multi-fuel burner set on a slate hearth, complemented by decorative mouldings and a picture rail.



DINING ROOM

14'0 x 9'9

With exposed floorboards and an original fitted floor-to-ceiling display cabinet with drawers below, this dining room features a bay window facing the rear elevation, a cast iron open fireplace with a ceramic tile hearth, and a slate Adams-style surround.



LIVING ROOM

13'6 x 5'1

With a bay window facing the front elevation, featuring UPVC double-glazed sash windows



KITCHEN

14'2 x 6'7

The kitchen is fitted with a range of light wood grain-effect wall, base, and drawer units with

stainless steel handles, providing ample work surfaces, including a breakfast bar. It features a stainless-steel single drainer sink unit with a tiled splashback. Integrated appliances include a stainless-steel oven, hob, and extractor hood. Additionally, there is space and plumbing for a washing machine, a column radiator, a UPVC double-glazed window overlooking the rear garden, and a partially glazed timber panel door that opens to the garden.

FIRST FLOOR LANDING

With a continuation of the banister and balustrades from the entrance hall, the landing features exposed floorboards and access to the loft space. Stripped pine doors open to all three bedrooms and the bathroom.



BEDROOM ONE

12'6 x 12'6

This spacious bedroom benefits from a double aspect, with sash UPVC double-glazed windows facing both the front and side elevations, each with a column-style radiator below. The room features exposed floorboards and an ornamental cast-iron fireplace.



BEDROOM TWO

12'9 x 10'3

This bedroom also features exposed floorboards and is fitted with an original floor-to-ceiling wardrobe. It includes a column-style

radiator, a UPVC double-glazed window facing the rear elevation, and a fitted floor-to-ceiling corner cabinet housing the Worcester gas combination boiler. The room is further enhanced by an ornamental cast-iron fireplace.



BEDROOM THREE

9'6 x 6'8

This bedroom features a sash window facing the front elevation and a column-style radiator.



BATHROOM

5'8 x 6'5

The bathroom is fitted with a modern white three-piece suite comprising a corner panel bath with a thermostatic shower above, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and additional features include a chrome heated towel rail, an extractor fan, and a partially opaque UPVC double-glazed window facing the rear elevation.



REAR GARDEN

The predominantly south-facing rear garden features a brick-block seating area and pathway, along with a shrubbed garden. Additional benefits include timber-gated side access and access to an outbuilding measuring 13'9" x 7' (max), complete with an external water supply.

SERVICES TO PROPERTY

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

Council Tax: C £2024

Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

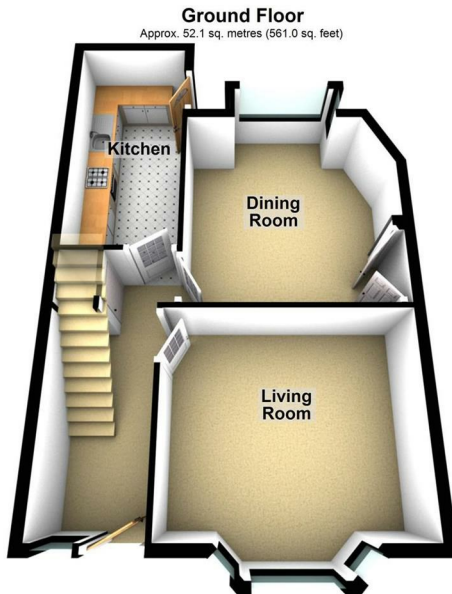
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

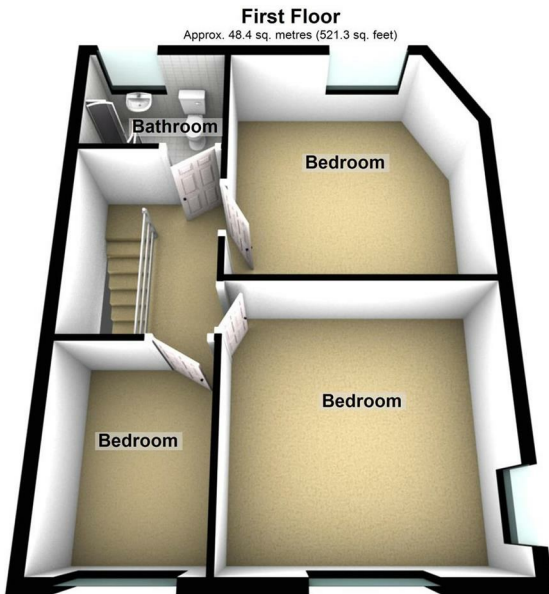
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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. 100.5 sq. metres (1082.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC