

Town & Country

Estate & Letting Agents

Salisbury Avenue, Chester

£240,000



Located in a sought-after suburb of Chester, this well-presented property sits on a spacious plot and must be viewed to be fully appreciated. It benefits from gas central heating and UPVC double glazing. The accommodation includes an entrance hall, living room with a log-effect gas fire, kitchen with a utility area, and a conservatory overlooking the rear garden. The first floor offers three bedrooms and a four-piece bathroom suite. Externally, there is ample concrete off-road parking, continuing along the side and rear as a patio. The large garden is mainly lawned with well-stocked borders and an ornamental pond. A pergola leads to a rear seating area with a brick barbecue and outbuilding/workshop.

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DESCRIPTION

Situated in this highly popular suburb of Chester, this beautifully presented property sits on a generously sized plot, which needs to be viewed to be fully appreciated. Enjoying the benefits of both gas central heating and UPVC double glazing, the property's internal accommodation briefly comprises an entrance hall, a living room with an inset living flame log-effect fire, a kitchen with a utility area off, and an arched throughway to a conservatory overlooking the rear garden. The first-floor landing offers access to three bedrooms and a four-piece bathroom suite. Externally, to the front of the property, there is ample concrete off-road parking, which continues along the side and rear of the property as a patio area. The garden is large and predominantly laid to lawn, with well-stocked borders and an ornamental pond. A pergola provides access to a rear seating area with a brick barbecue and leads to the property's outbuilding/workshop.



LOCATION

Conveniently located within the popular suburb of Chester, with close access to Chester Business Park, Broughton Retail Park and Chester city centre are within easy commuting distance and there is a regular bus service to Chester city centre within walking distance of the property. There are two local primary schools, as well as a secondary school within easy travelling distance. The property is well served by amenities with Asda and Morrison's supermarket's within easy travelling distance as well as day-to-day amenities within Saltney itself.

DIRECTIONS

From our Chester Branch head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road (A483). At the next roundabout, take the third exit onto Hough Green (A5104) and continue following the A5104 through Saltney. After approximately 2.1 miles, turn left onto Park Avenue. Then, take the first left onto Salisbury Avenue, where your destination will be on the left.

ENTRANCE HALL

The property is entered through a leaded, double-glazed composite front door, which opens onto engineered oak flooring. The entrance hall features a radiator, stairs leading to the first-floor accommodation, and a partially glazed oak veneer door that opens into the living room.



LIVING ROOM

12'8" x 14'1"

The engineered light oak flooring continues from the entrance hall into a lovely living room, which features a window facing the front elevation with a radiator below. An arched throughway leads to an under-stairs space with a wall light and an inset log-effect living flame gas fire. A second arched throughway provides access to the kitchen.



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KITCHEN

11'5" x 9'9"

The kitchen is fitted with a range of oak wood grain-effect wall, base, and drawer units with ornamental handles. Ample work surface space, incorporating a breakfast bar, houses a ceramic one-and-a-half bowl sink unit with a mixer tap and tiled splashbacks. A gas Worcester combination boiler is mounted on the wall. There is space for a cooker, as well as space and plumbing for a dishwasher. The kitchen also features a radiator, a ceramic tiled floor with partially tiled walls, and a window facing the rear elevation. An arched throughway leads to the utility area, while a second arched throughway provides access to the conservatory.



UTILITY ROOM

9'5" x 5'3"

The ceramic tiled flooring continues from the kitchen into the utility area, which features a fitted floor-to-ceiling storage cupboard and white wall and base units with a work surface beneath. Below the work surface, there is space and plumbing for a washing machine. The utility area also includes a radiator and an opaque window facing the rear elevation.



CONSERVATORY

13'3" x 11'2"

The ceramic tiled flooring flows from the kitchen into the conservatory, which includes a radiator and is built with a low brick wall and UPVC double-glazed frame. French doors open out to the patterned concrete patio area in the rear garden.



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FIRST FLOOR LANDING

The landing provides access to the loft space and features a window facing the side elevation. Pine doors lead to all three bedrooms and the bathroom.



BEDROOM ONE

9'8 x 8'7

The principal bedroom features a window facing the rear elevation with a radiator positioned below.



BEDROOM TWO

9'7 x 8'6

This room features a window facing the front elevation, with a radiator positioned below.

BEDROOM THREE

9'7 x 7'1 (max)

The L-shaped bedroom features a window facing the front elevation.



BATHROOM

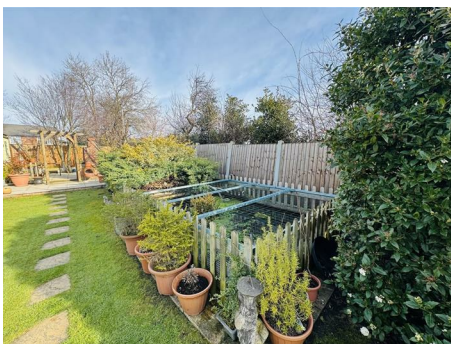
9'8 x 8'2

A spacious bathroom is fitted with a modern white four-piece suite, comprising a corner panel bath, a separate shower enclosure with an electric shower, a low-level WC, and a pedestal wash basin. The room features a ceramic tiled floor and fully tiled walls, along with a radiator and an opaque window facing the rear elevation.



EXTERNALLY

To the front of the property is a large patterned concrete off-road parking area, providing space for several vehicles, with timber side access leading to the rear garden. Aside from the vehicle access, the front garden is bordered by a low brick wall at the front and timber fence panels on the side. The generously sized rear garden features a large patterned concrete patio area with a picket fence leading to a predominantly lawned garden, complemented by well-stocked shrub borders. There is also a paved patio area and an ornamental pond. At the rear of the garden, you'll find another paved seating area with a pagoda and a brick-built barbecue. The entire garden is enclosed by concrete posts and timber fence panels, with outdoor lighting and a water supply.



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OUTBUILDING

12' x 10'

The rear seating area provides access to an outbuilding, which is equipped with power and light.

ADDENDUM

Although planning permission has now lapsed, in 2002, we are informed by the vendors that Flintshire County Council passed plans for a two story extension to the side of the property, plans of which are held by the vendors should any potential purchaser be interested

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band C - £1,833.00

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.

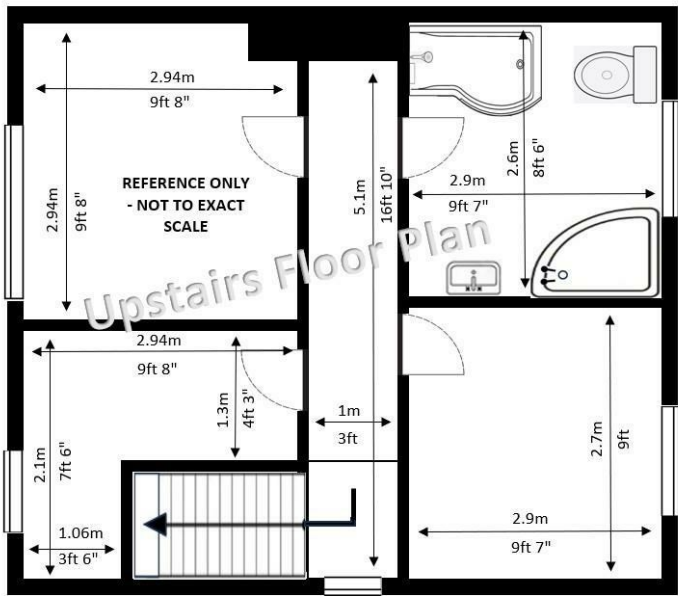
SUBMIT AN OFFER

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.



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.

