

# Town & Country

Estate & Letting Agents

Victoria Road, Saltney

£220,000



Situated in a popular Chester suburb, this well-presented three-bedroom semi-detached home offers UPVC double glazing and gas central heating. It includes an entrance porch, reception hall, living room with a cast-iron log burner, and a kitchen with light wood grain effect units. Upstairs, you'll find three bedrooms and a four-piece bathroom. Outside, there's brick-block off-road parking, double timber gates leading to three outbuildings, and a rear garden with a decked patio, lawn, shrubbery, a timber summer house, and optional additional parking.

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## DESCRIPTION

Located in this popular suburb of Chester, this well-presented three-bedroom semi-detached home features UPVC double glazing and gas central heating. The property comprises an entrance porch, a reception hall, a living room with a cast-iron log burner, and a kitchen fitted with a range of light wood grain effect wall, base, and drawer units. The first-floor landing provides access to three bedrooms and a four-piece bathroom suite. Externally, the front of the property offers brick-block off-road parking, with double timber gates leading to the side of the property and three outbuildings. The rear garden features a decked patio area and is predominantly laid to lawn and shrubbery, with a timber summer house and gated access that opens to additional off-road parking, if required.



## 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 PORCH

6'1 x 3'4

The property is entered through a composite double-glazed front door, which opens into an entrance porch with a window to the side elevation and an open walkway leading to the entrance hall.

## ENTRANCE HALL

8'8 x 5'10

Featuring light oak veneer sliding doors that open to the living room, a matching internal door leading to the kitchen/dining room, and another light oak veneer door opening to a storage cupboard. An opaque window faces the side elevation, and stairs rise to the first-floor accommodation.



## LIVING ROOM

13'5 x 11'6

Featuring a window facing the front elevation, timber laminate flooring, and a beautiful fireplace with a slate hearth, a cast-iron log burner, and an oak mantle.



## KITCHEN/DINING ROOM

20'8 x 9'3

A sliding door opens to the under-stairs storage cupboard, which also houses the gas-fired combination boiler. The kitchen area features ceramic tile flooring and is fitted with a range of light wood grain effect wall, base, and drawer units, complemented by ornamental handles and wood grain effect work surfaces. These surfaces house a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include an oven and a stainless steel hob. There is space and plumbing for a washing machine, dryer, and fridge. A window faces the rear elevation, and a UPVC double-glazed door opens to the side of the property. The dining area includes a radiator and UPVC double-glazed French doors that open to the rear garden.



## DINING AREA

### FIRST FLOOR LANDING

With access to the loft, an opaque window facing the side elevation, and light oak veneer internal doors leading to all three bedrooms and the bathroom.

### BEDROOM ONE

11'6 x 10'9

Featuring a window facing the front elevation with a radiator positioned below.

### BEDROOM TWO

11'1 x 9'3

Featuring a window facing the rear elevation with a radiator positioned below.

### BEDROOM THREE

7'9 x 9

Featuring a window facing the front elevation, with a radiator positioned below.

## BATHROOM

8'4 x 5'3

Fitted with a white four-piece suite comprising a corner shower enclosure with a thermostatic shower, a panel bath, a low-level WC, and a wash hand basin with vanity units. The walls are partially tiled, and the room also features a radiator and an opaque window facing the rear elevation.



## EXTERNALLY

To the front of the property, there is brick block off-road parking, with outside lights on either side of the front door and timber gates providing access to the side of the property. The rear garden is predominantly laid to lawn with shrub borders, and features double timber gates opening to additional off-road parking, a decked patio area, a timber summer house, and an outdoor water supply. Directly behind the property are the Saltney allotments, so the property is not overlooked from the rear.

## OUTBUILDINGS

The property has three brick

outbuildings in a variety of sizes with power and light.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1833

## 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

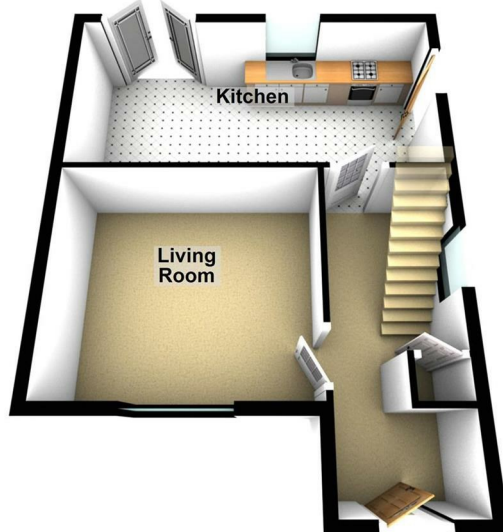
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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

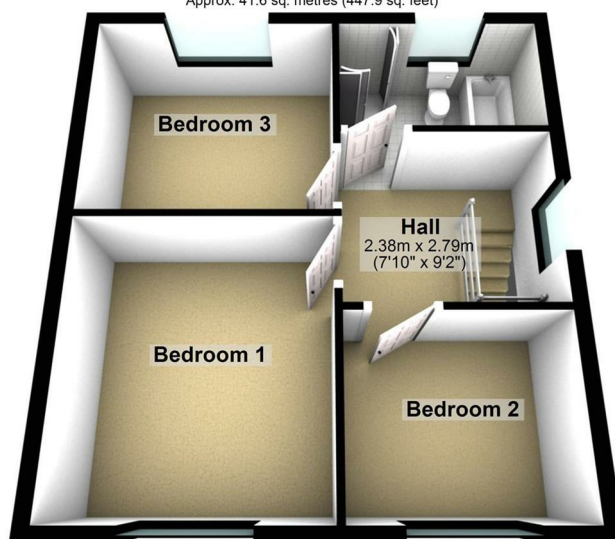
Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

## First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	81

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.