

Town & Country

Estate & Letting Agents

Plough Lane, Christleton

No Onward Chain £270,000



Nestled in the picturesque rural setting of Plough Lane, Christleton, this mid-terrace house presents a wonderful opportunity for those seeking a home with character in the highly sought-after village. The property forms part of a terrace of three homes with a generous garden to the front, which has been used by other residents to create off-road parking.

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DESCRIPTION

This character property is situated on the fringes of the highly desirable village of Christleton. In need of modernisation throughout, the property offers light and spacious accommodation comprising an entrance hall, lounge, sitting/dining room and a kitchen with a pantry. The first-floor landing offers access to all three bedrooms, a bathroom and separate WC. At the front of the property is a generous-sized garden, with relevant planning this area could be converted to provide off-road parking. The rear garden has outbuildings, is predominantly lawned with established hedge boundaries and the benefit of a Southerly orientation.



LOCATION

The village of Christleton is ideally situated close to the city of Chester, within the centre of the village is the beautiful church of St James, and the nearby Shropshire Union Canal passes through. Christleton Pond is noted for its abundance of ducks and swans. The village has an active resident community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and the Chester Southerly By-Pass which leads to North Wales.

DIRECTIONS

From our Chester branch Head north on Lower Bridge Street towards Grosvenor Street/A5268 Turn right onto Pepper Street/A5268, continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268, Turn right onto The Bars/A5268, Slight left onto Boughton/A51. Continue to follow A51, turn right onto Challinor Street/A51, Slight left onto Christleton Road/A5115. Continue to follow A5115, continue straight onto Boughton Heath Junction, continue straight onto Whitchurch Road/A41, Turn left onto Pepper Street and continue onto Birch Heath Lane. Turn right onto Rake Lane and then turn left onto Plough Lane. The property will be identified by our For Sale Sign.



ENTRANCE HALL

13'8 x 6'8

The property is entered through the timber panelled and glazed front door, having windows either side opening to an inviting entrance hall with quarry tile flooring and stairs off rising to the first floor accommodation.



LOUNGE

10'6 x 9'10

With a window facing the front elevation and a ceramic tiled fireplace.



DINING/SITTING ROOM

14'1 x 10'7

With quarry tile flooring, a window to the rear elevation, an exposed brick and stone flagged fireplace containing a cast-iron log burner below an oak mantle.



KITCHEN

10'2 x 5'9

Having a fitted base unit containing a stainless-steel single drainer sink unit with mixer tap and tiled splash back, quarry tile flooring, a window to the rear elevation, a pantry (5'7"x2'5") and a back door opening into the rear courtyard.

FIRST FLOOR LANDING

Having a window to the rear elevation, airing cupboard, access to the loft and doors off opening to all three bedrooms, the bathroom and separate WC.



BATHROOM

5'8 x 5'7

The bathroom has a panelled bath with an electric shower and protective screen above, along with a pedestal wash hand basin and partially tiled walls. An opaque window is located to the rear elevation.

SEPARATE WC

5'0 x 2'4

Containing a low-level WC and small window.



BEDROOM ONE

12'0 x 13'8

Having a window facing the front elevation, fitted shelving and an ornamental fireplace.



BEDROOM TWO

10'7 x 9'5

With a window to the front elevation.



BEDROOM THREE

8'2" x 7'8"

Window to the rear elevation.



REAR COURTYARD

12'8" x 12'3"

A walled courtyard with a timber gate opening to the rear garden and doors opening to a garden store (5' x 2'4") into an outside utility/WC (6'7" x 4'6") containing a high-level WC (untested) and a Belfast corner sink with water supply.



EXTERNALLY

The front garden is a generous size and predominantly lawned enclosed by hedging. (Other residents have utilised this space to create off-road parking).

A south facing rear garden, having right of way access.

Predominantly lawned with mature and established hedging along with a greenhouse and timber shed.



SERVICES TO PROPERTY

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

TENURE:

Council Tax: C

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent

nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

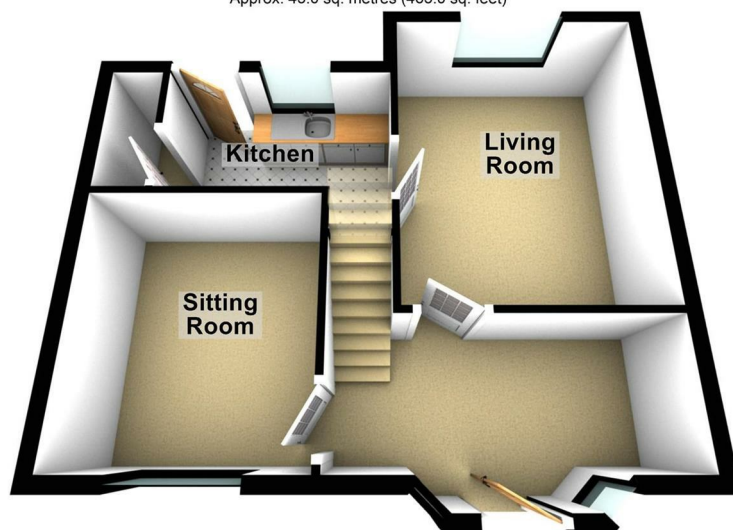
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

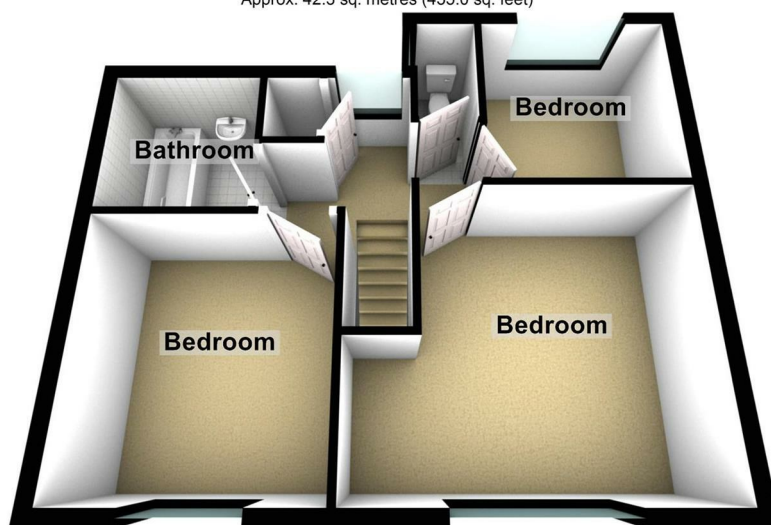
Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.0 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.0 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		62
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.