

# Town & Country

Estate & Letting Agents

The Village, Great Barrow

£325,000



Set in the heart of a sought-after village, this charming two-bedroom character home blends traditional features with modern comforts. With double glazing, gas central heating, a recently updated kitchen, and a beautiful bathroom suite, the property is ideal for a range of buyers. Externally there are well-tended gardens and useful outbuildings.

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## DESCRIPTION

This beautifully presented two-bedroom semi-detached home offers a delightful blend of character features and modern upgrades, situated in an elevated position within a desirable rural village. Boasting gas central heating, double glazing, and a recently refitted kitchen, the property is perfect for buyers seeking charm, comfort, and convenience.



## CLOAKROOM WC

Fitted with a low-level WC and wash hand basin, complemented by a radiator, quarry tile flooring, and an opaque double-glazed window to the side.

machine, a radiator, and double-glazed windows to both the rear and side elevations, offering natural light throughout the day.



## LOCATION

The property occupies a tranquil position in the rural village of Great Barrow. The village offers an attractive church and pub with a more comprehensive range of services in Chester including supermarkets and the outlet village at Cheshire Oaks. There is a well regarded primary school in the village which is a designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and has a daily bus service from Barrow. There is also an excellent selection of private schools in and around Chester including Abbey gate College and the Kings & Queens Schools. There is a village playing field, cricket club plus several golf courses in the locality at Waverton and Vicars Cross. There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park.



## LIVING ROOM

11'8 x 11'8

This space features wood grain-effect laminate flooring, a radiator, a front-facing double-glazed window, and a striking cast-iron ornamental fireplace.



## FIRST FLOOR LANDING

With a side-facing double-glazed window and access to two double bedrooms and the family bathroom via stripped pine doors.



## ENTRANCE HALL

11'2 x 6'2

A timber single-glazed panelled front door opens into a welcoming entrance hall with attractive quarry tile flooring, a radiator, and a double-glazed side window. Stairs rise to the first floor, and opaque glazed strip pine doors lead to the cloakroom WC, living room, and kitchen/dining room.



## KITCHEN/DINING ROOM

18'5 x 12'6

This recently refitted Shaker-style kitchen is fitted with wall, base, and drawer units finished with stainless steel handles and wood grain-effect work surfaces. A stainless steel one-and-a-half bowl sink with mixer tap is set beneath a side window, with a breakfast bar providing additional seating. Integrated appliances include a stainless steel oven, hob and dishwasher. There is also plumbing and space for a washing



## BEDROOM ONE

11'6 x 11'5

A spacious principal bedroom with a front-facing double-glazed window, radiator, and open access to the en-suite shower room.



## ENSUITE SHOWER ROOM

Finished with ceramic tiled flooring and fully tiled walls, this en-suite includes a wash hand basin, chrome heated towel rail, double shower enclosure with thermostatic shower, and an opaque double-glazed window to the front.



## BEDROOM TWO

12'8" x 8'3"

A double bedroom, featuring a rear-facing double-glazed window, radiator, and a charming cast-iron ornamental fireplace.



## BATHROOM

9'6" x 9'5"

This stunning, contemporary bathroom is fitted with a white suite including a wood grain-effect panelled bath with mixer tap and dual-head thermostatic shower above, complete with a glass screen. A coordinating vanity unit houses an oversized wash hand basin with mixer tap, surrounded by storage cabinets. There is also

a dual-flush WC, chrome heated towel rail, a beautiful cast-iron fireplace, extractor fan, an opaque double-glazed side window, and a combination of tiled and exposed wood flooring.



## EXTERNALLY

Accessed via a wooden gate and enclosed by a picket fence, the front garden features a well-maintained lawn and gravel pathways. Four steps lead to a covered storm porch with quarry tile flooring and an external courtesy light.

The low-maintenance tiered rear garden offers a paved patio area ideal for outdoor seating, with gravel borders and a timber side gate providing access. Two brick-built outbuildings offer excellent storage space:

Garden Store – 2'8" x 4'6"

General Store – 6'9" x 7'0"



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the

particulars.

Tenure: Freehold

Council tax: C £2126

## 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.

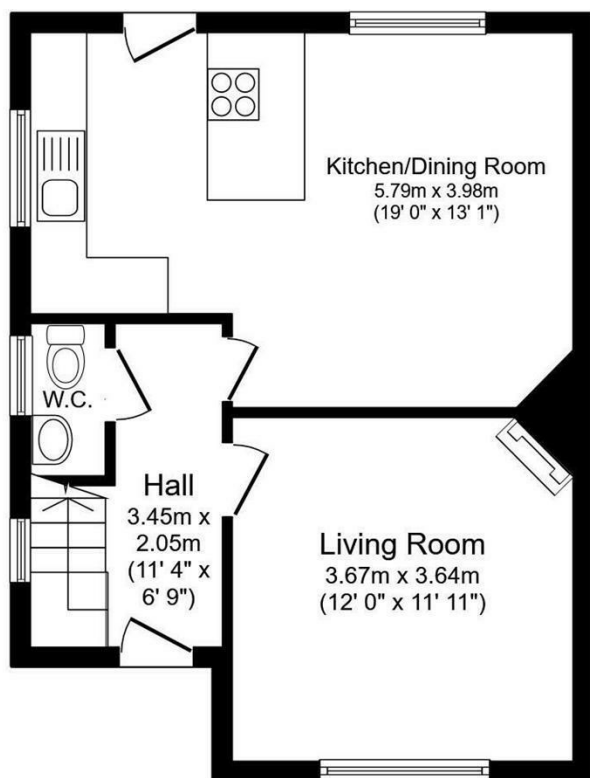
## SUBMIT AN OFFER

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

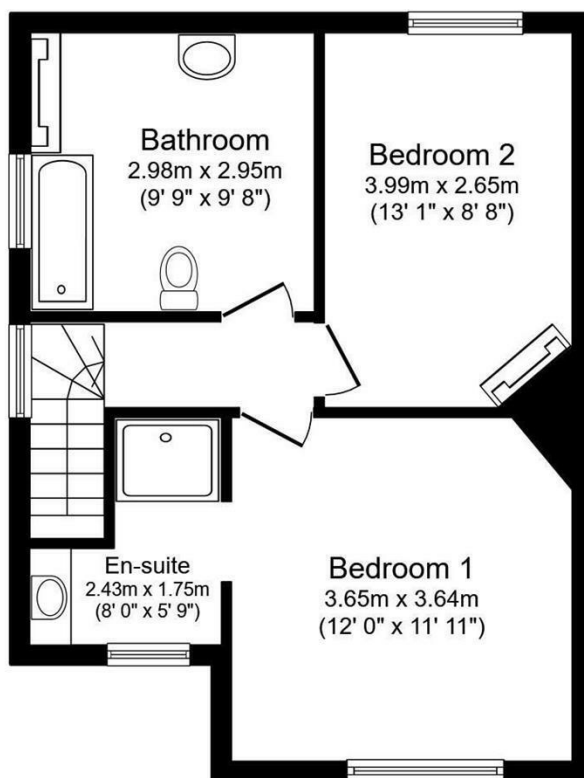
## MORTGAGE SERVICES

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**



**First Floor**

Total floor area 84.7 sq.m. (912 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC