

Town & Country

Estate & Letting Agents

Ellesmere Avenue, Chester

£300,000



Nestled in the highly sought-after suburb of Chester, this delightful three-bedroom semi-detached dormer bungalow on Ellesmere Avenue presents an excellent opportunity for those seeking a comfortable and convenient home. With easy access to the vibrant city centre, the charming area of Hoole, and local motorway networks, this property is ideally situated for both commuting and leisure.

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DESCRIPTION

Situated in a highly desirable Chester suburb, this property offers easy access to the city center, Hoole, local motorway networks, and a range of everyday amenities. This charming three-bedroom semi-detached dormer bungalow provides bright, versatile accommodation and benefits from UPVC double glazing and gas central heating throughout. The home features a vestibule, entrance hall, living room, kitchen, ground-floor bedroom, shower room, and a separate WC. Upstairs, the first-floor landing leads to two additional bedrooms and a generous contemporary bathroom suite. Externally, the property boasts ample pattern concrete off-road parking, providing access to a detached brick-built garage. Gated side access leads to the rear garden, which is predominantly laid to lawn with a paved patio area, all enclosed by timber fence panels. This property is offered for sale with the added benefit of no onward chain.



LOCATION

This property is situated within the popular and desirable location of Upton, and the property is situated conveniently for all the general day-to-day quality amenities which the area itself has to offer. The local shops are within a short walking distance, including a Tesco Express store. There are good local schools for nursery, primary and secondary education all close by with Chester city centre approximately 10-15 minutes travelling distance by car. Easy access is also enjoyed to the national motorway network.

VESTIBULE

Entering through a patio-style door, the vestibule has a UPVC double-glazed internal door that leads to the entrance hall.



ENTRANCE HALL

The entrance hall provides access to the living room, kitchen, shower room, separate WC, and ground-floor bedroom. Stairs lead to the first-floor accommodation, and there is a storage cupboard beneath the stairs. A radiator adds warmth to this space.



GROUND FLOOR BEDROOM

9'10 x 10'9

This bedroom is located on the ground floor and features a window facing the front elevation with a radiator beneath.



LIVING ROOM

16'7 x 9'10

The spacious living room offers two radiators and UPVC double-glazed French doors that open onto the rear garden's patio, providing a seamless transition to outdoor living.



KITCHEN

9'5 x 9'2

The kitchen is fitted with gloss white wall and base units with work surfaces. It includes a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, with space and plumbing for a washing machine.



SHOWER ROOM

6'1 x 4'8

The shower room features a tiled floor, a protective glass screen, and a wall-mounted electric shower. It is fully tiled, with a radiator, a wash hand basin, and an opaque window to the side elevation.



SEPARATE WC

4'10 x 2'2

The separate WC is fitted with a dual-flush low-level WC, fully tiled walls, and an opaque window to the side elevation.

FIRST FLOOR LANDING

The first-floor landing includes a fitted cupboard that houses the recently installed gas combination boiler. From here, doors lead to both first-floor bedrooms and the bathroom.



BEDROOM ONE

10'4 x 9'2

This bedroom features a window facing the rear elevation, with a radiator positioned below.



BEDROOM TWO

10'4 x 7'0

The second bedroom has a window facing the front elevation, with a radiator beneath.



BATHROOM

6'5 x 7'2

Installed with a modern white suite comprising a panelled bath with waterfall style mixer tap and integrated shower extension, a dual flush low level WC, a vanity unit with wash handbasin and waterfall style mixer tap, ceramic tiled floor, fully tiled walls with a chrome heated towel rail and recessed downlights and a skylight facing the rear elevation.



EXTERNALLY

The front of the property features pattern concrete off-road parking, offering space for several vehicles. Outside lights and gated side access lead to the garage, side access, and rear garden.

The rear garden is mostly laid to lawn, with a paved patio area and a gravel corner. It is enclosed by timber fence panels, and the garden is also equipped with outside lighting, power, and a water supply.



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GARAGE

16'6 x 8'1

This brick-built garage has a pitched roof for additional storage space. It features double timber doors to the front, a window to the rear elevation, and a side access door.

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

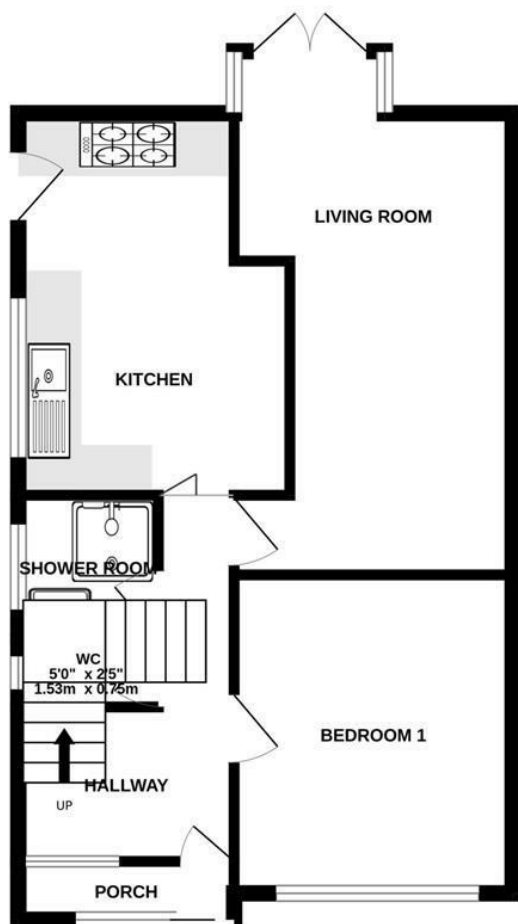
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC