

Town & Country

Estate & Letting Agents

Kynaston Drive, Saltney Ferry

Offers In Excess Of £170,000



Nestled in the sought-after suburb of Saltney Ferry, Chester, this charming semi-detached house on Kynaston Drive presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. With its prime location, residents will enjoy convenient access to the vibrant city centre, the popular Broughton Retail Park, and a plethora of local amenities, making daily life both easy and enjoyable.

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DESCRIPTION

Situated in a popular suburb of Chester, this property offers excellent access to the city center, Broughton Retail Park, and a wealth of local amenities. This two-bedroom semi-detached property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall, a modern kitchen with an adjoining pantry, a spacious living/dining room, and a rear hall with a utility/cloakroom WC. The first floor provides access to two generous bedrooms and a contemporary three-piece bathroom suite. Externally, the front of the property features brick block off-road parking alongside a golden gravel garden. The rear garden is enclosed by hedging and fencing, with brick block and paved pathways, patios, and a variety of shrubs, plants, and trees.



LOCATION

Situated within Saltney Ferry, just a few minutes travelling distance from the high street of Saltney with its wide range of amenities including a Morrisons supermarket, petrol station, Farm Foods, a wide range of independent shopping facilities and an ASDA supermarket. Within walking distance are primary and high schools and a regular bus service to the city centre. The property lies approximately 15 minutes from Chester city centre and is convenient for the A55 North Wales expressway via Broughton Retail Park with its Tesco Extra supermarket, Adsa home living, Marks & Spencer food hall and wide range of other shopping facilities, a multi complex cinema and restaurants.

ENTRANCE HALL

8'10 x 5'7

Upon entering through a double-glazed UPVC front door with leaded and stained glass inserts, you are greeted by a spacious hallway. Stairs rise to the first-floor accommodation, with a radiator and doors opening into the living/dining room and kitchen.



LIVING/DINING ROOM

16'5 x 10'5

This room features two windows overlooking the rear garden, with radiators positioned below. Fitted base cabinets and shelves are positioned on either side of the flu, which houses an inset living flame-style gas burner.



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KITCHEN

10'2 x 9'0

The modern kitchen is fitted with an attractive range of wall, base, and drawer units, complemented by a central island. Quartz-effect work surfaces house a stainless steel sink unit with a mixer tap. Integrated appliances include a stainless steel oven and electric hob. Recessed downlights are set within the ceiling, and there is a radiator, with

a window facing the front elevation. A doorway leads to the pantry, and a partially glazed door opens to the rear hall.



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PANTRY

5'6 x 3'7

This useful space includes an opaque window to the front elevation, shelving with integrated lighting.

REAR HALL

The rear hall features a lever latch door that opens into the utility/cloakroom WC.

UTILITY/CLOAKROOM

6'8 x 4'8

This space is fitted with a window facing the rear elevation (opaque). It offers plumbing for a washing machine, with a cabinet to the side, work surfaces, and wall-mounted cabinets above. A housing cupboard for the gas Worcester combination boiler is also included. Additional features include a radiator, a dual flush low-level WC, and a pedestal wash hand basin.

FIRST FLOOR LANDING

The landing provides access to both bedrooms, the bathroom, and an attic hatch for additional storage.



BEDROOM ONE

13'2 x 9'0

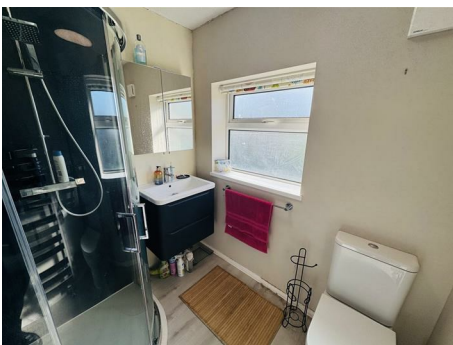
This spacious room boasts two windows overlooking the front elevation, with a radiator beneath. There is a built-in shelved cupboard above the stairs, along with a fitted double wardrobe with sliding doors and a dressing table.



BEDROOM TWO

10'01 x 10'6

This well-sized room features a window facing the rear elevation, a radiator, and a built-in shelved storage cupboard.



SHOWER ROOM

5'2 x 6'2

The contemporary three-piece suite includes a low-base shower enclosure with panelled walls and a dual-head thermostatic shower. There is

also a dual flush low-level WC and a vanity unit with a wash hand basin and mixer tap. Additional features include a chrome heated towel rail, an extractor fan, and an opaque window to the rear elevation.



EXTERNALLY

To the front of the property, there is brick block off-road parking, complemented by a golden gravel garden with hedges on either side. A canopy above the front door provides shelter, with a light situated alongside. Gated access leads to the rear garden.

Accessed through an iron gate, the garden is predominantly golden gravel with established plants, shrubs, and trees. There are paved pathways and patio areas, with hedging and fencing enclosing the space. A timber shed and outdoor water supply are also present.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1997

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.

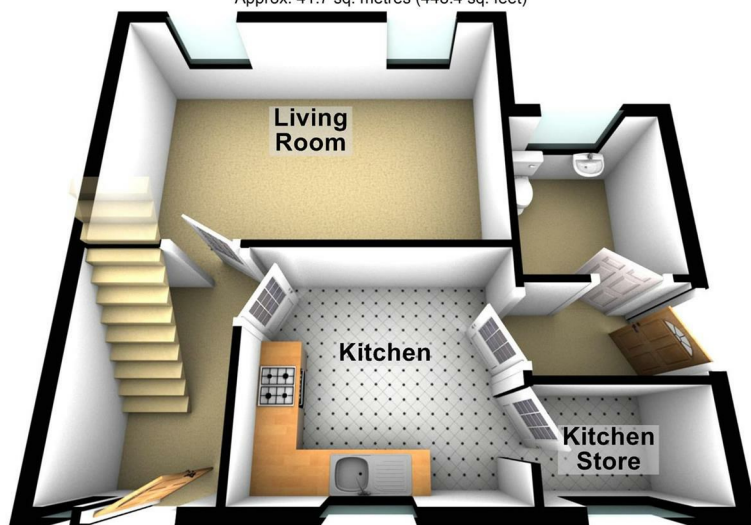
MORTGAGE SERVICES

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

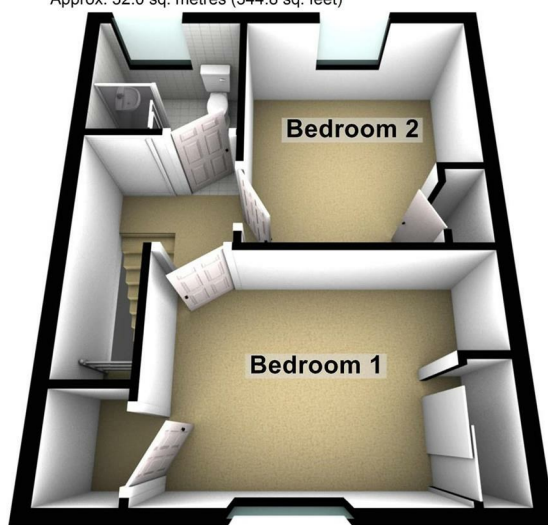
Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(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.