

Town & Country

Estate & Letting Agents

Tillage Close, Backford

£279,950



Nestled in the desirable Tillage Close, Backford, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property is ideally located within a modern development, providing convenient access to Chester, Ellesmere Port, and the popular Cheshire Oaks Retail Park, as well as major motorway networks for easy commuting.

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DESCRIPTION

Situated in a modern development, this property offers easy access to Chester, Ellesmere Port, Cheshire Oaks Retail Park, and major motorway networks, alongside a host of local amenities. This beautifully presented semi-detached home benefits from gas central heating and UPVC double glazing. In brief, the property comprises an entrance hall with a cloakroom WC, a spacious living room, a well-equipped kitchen/dining room with integrated appliances, and a first-floor landing leading to three bedrooms and a modern white three-piece bathroom suite. The master bedroom enjoys the added convenience of an en suite shower room. Externally, the front of the property features off-road parking, a lawned garden, and gated side access leading to a well-maintained rear garden with a paved patio and timber fence panel enclosure.



LOCATION

Situated in the picturesque landscapes just outside the historic city of Chester, lies the charming village of Backford. Offering a perfect blend of tranquility and convenience, Backford presents an idyllic setting for those seeking a harmonious balance between rural serenity and urban accessibility. Located mere moments away from Chester's bustling city center, residents of Backford enjoy the luxury of a peaceful retreat while still benefiting from easy access to an array of amenities. Whether it's shopping at the renowned boutiques, dining at exquisite restaurants, or exploring the rich cultural heritage of Chester, everything you desire is within effortless reach. Backford itself exudes a timeless charm, with its quaint streets adorned with characterful homes and verdant greenery. The area is renowned for its sense of community, where neighbours become friends and local gatherings foster a warm and welcoming atmosphere. For those with a love for the outdoors, Backford boasts an abundance of scenic beauty waiting to be explored. From leisurely strolls along the winding country lanes to invigorating hikes through lush woodland, there's no shortage of opportunities to connect with nature right on your doorstep.



ENTRANCE HALL

Upon entering through a stylish wood-grain effect composite double-glazed front door, you'll step onto light grey wood-grain laminate flooring. The entrance hall includes a radiator and provides access to the cloakroom WC, living room, kitchen/dining room, and stairs leading to the first-floor accommodation. Beneath the stairs, you'll also find a convenient storage cupboard.



CLOAKROOM WC

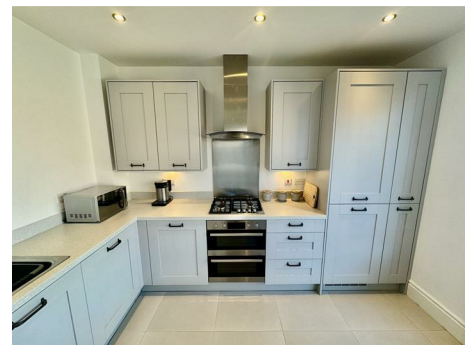
This well-appointed cloakroom features ceramic tile flooring, a radiator, recessed downlights in the ceiling, and an opaque window to the side elevation. It is equipped with a dual flush low-level WC, a corner wash hand basin with a mixer tap, and a tiled splashback.



LIVING ROOM

16'1" x 11'0"

The living room continues the light grey wood-grain laminate flooring and offers a window facing the front of the property with a radiator below. The room is also pre-wired for wall-mounted television installation.



KITCHEN/DINING ROOM

18'1" x 11'5"

This beautifully designed kitchen/dining area boasts a range of light grey wood-grain effect wall and base units with decorative handles, providing ample workspace. It is fitted with a stainless steel one-and-a-half-bowl sink with a mixer tap. Integrated appliances include a stainless steel double oven, gas hob with extractor hood, dishwasher, and fridge-freezer. Recessed ceiling downlights compliment the ceramic-tiled flooring, and a white column-style tower radiator ensures a warm atmosphere. A built-in laundry cupboard offers space and plumbing for a stacked washing machine and dryer. UPVC double-glazed French doors open to the paved patio area of the rear garden, offering seamless indoor-outdoor living.





FIRST FLOOR LANDING

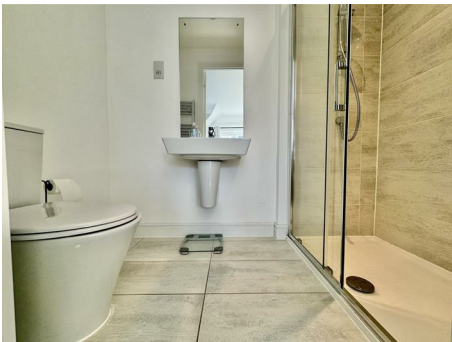
The first-floor landing features a window facing the side elevation, a radiator, and an access hatch to the loft space. A deep built-in cupboard over the stairs houses the Ideal Logic gas combination boiler.



BEDROOM ONE

11'5 x 11'1

This spacious bedroom features a window facing the front elevation with a radiator below. It also includes an en suite shower room and two sets of light grey wood-grain effect fitted wardrobes with stainless steel handles—one with double doors and the other with triple doors for plenty of storage space.



ENSUITE

The en-suite shower room is equipped with a modern three-piece white suite, including an oversized shower enclosure, dual flush low-level WC, and wash hand basin. The floor and walls are ceramic tiled, with a mirror over the wash hand basin. A chrome heated towel rail adds a touch of luxury, and recessed downlights, along with an extractor fan, are installed in the ceiling.



BEDROOM TWO

11'10 x 9'3

Bedroom two is located at the rear of the property and features a window facing the rear elevation, a radiator below, and fitted light grey wood-grain effect wardrobes with stainless steel handles and double doors.



BEDROOM THREE

8'8 x 8'7

Bedroom three also enjoys a window facing the rear elevation with a radiator below.



BATHROOM

5'8 x 5'1

The contemporary bathroom is fitted with a white suite, including a panelled bath with a mixer tap, a thermostatic shower, and a protective screen. The dual flush low-level WC and wash hand basin are complemented by a mirror above. The floor is ceramic-tiled, and the walls are partially tiled, with a diamond-shaped opaque window facing the front elevation. A chrome towel rail, recessed downlights, and an extractor fan complete the room.



EXTERNALLY

To the front of the property, you'll find two off-road parking spaces, along with a small, well-maintained lawn garden bordered by a variety of hedged shrubs. A charming canopy sits above the main entrance door, complemented by a courtesy light to the right. Gated side access leads to the rear garden. The rear garden features a paved patio area, a lawn, and a partially constructed seating area in the far corner. This private outdoor space is enclosed by timber fence panels, providing both security and privacy. Additionally, there is an external water supply and a timber shed for extra storage.



SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax:

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.



Ground Floor



First Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	