

Town & Country

Estate & Letting Agents

Bray Road, Chester

Offers In Excess Of £250,000



This delightful semi-detached house offers a blend of character and modern amenities, offering a wonderful opportunity for those looking to settle in Chester. Having the advantage of a southerly facing garden, conservatory and off road parking, a contemporary kitchen, bathroom and three well-proportioned bedrooms. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Beautifully presented throughout, this semi-detached family home offers a perfect blend of period features and modern living. The entrance hall opens into the inviting living room enhanced by a cast iron log burner, creating a warm and cosy atmosphere, perfect for relaxing evenings. The contemporary kitchen/dining area is designed with both style and functionality in mind and adjacent to the kitchen is the conservatory providing a bright and airy space that seamlessly connects the indoors with the outdoors, allowing for an abundance of natural light to flood the home. The first-floor landing leads to the three well-proportioned bedrooms all having stripped pine doors, making it an ideal purchase for families or those seeking extra space, the two larger bedrooms feature ornamental cast iron fireplaces, and a well-appointed modern three-piece bathroom. To the front of the property is gravel off-road parking, along with an electric vehicle charger and gated side access to the southerly facing rear garden. The well-maintained rear garden enjoys a southerly aspect and is mainly laid to lawn with mature, well-stocked planted borders.



LOCATION

The property is conveniently situated for local amenities in Saltney and approximately two miles from Chester city centre offering excellent shopping and leisure facilities. Saltney provides a good range of shops including a Morrison's supermarket, schools for all ages and frequent buses into the City centre. The nearby Broughton Retail Park provides a further comprehensive range of shops and a recently opened cinema complex. Easy access is available to the Business Park and A55 North Wales expressway which links into the motorway network.

DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483. At the roundabout, take the 3rd exit onto Hough Green/A5104. Upon entering Saltney, turn left at St Mark's Church into St Mark's Road. Follow the road for a short distance and then turn left onto Bray Road, the property will be located on the right hand side via our for sale board.



ENTRANCE HALL

13'3 x 5'7

A composite double-glazed front door opens into a welcoming entrance hall with wood grain effect flooring, a radiator, stairs rising to the first-floor accommodation, and stripped pine doors opening to the living room and kitchen/dining room.



LIVING ROOM

Featuring a bay window to the front elevation, a radiator, and a beautiful fireplace with a cast iron log burner set on stone flags within an exposed brick flue.



KITCHEN/DINING ROOM

18'4 x 12'4

The Kitchen dining area has ceramic tiled flooring throughout, two rear-facing windows, a radiator, recessed ceiling downlights, and an exposed brick feature flue. A UPVC double-glazed door opens into the conservatory. The kitchen area is attractively fitted with a range of wood grain effect wall, base, and drawer units with ornamental handles and marble-effect work surfaces, including a breakfast bar. It houses a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob and extractor hood, a microwave, dishwasher, and washing machine. There is also a cupboard housing the gas combination boiler and additional under-stairs storage space.





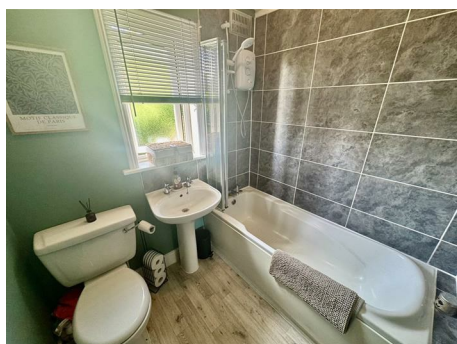
CONSERVATORY

15'1 x 10'1

Constructed with a low brick wall and a UPVC double-glazed frame, incorporating French doors that open to the rear garden. The flooring is wood grain effect laminate.

FIRST FLOOR LANDING

With an opaque side-facing window, access to the loft, and stripped pine doors opening to all three bedrooms and the family bathroom.



FAMILY BATHROOM

6'4 x 5'9

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with electric shower and folding protective screen, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, there is a chrome heated towel rail, and an opaque window faces the rear elevation.



BEDROOM ONE

12'6 x 11'6

With exposed floorboards, a rear-facing window with a radiator below, and an ornamental cast iron fireplace.



BEDROOM TWO

11'6 x 10'3

Featuring exposed floorboards, a wood grain effect double wardrobe, a front-facing window with a radiator below, and an ornamental cast iron fireplace.



BEDROOM THREE

8'8 x 7'6

With a rear-facing window and radiator below.



EXTERNALLY

To the front of the property is gravel off-road parking, along with an electric vehicle charger and gated side access to the rear garden. Either side of the storm porch are outdoor lights, and the quarry-tiled floor leads to the main entrance door. Enjoying a sunny, southerly-facing orientation, the rear garden is predominantly laid to lawn, with mature borders planted with shrubs, plants, and trees. It includes two timber sheds, a brick outbuilding, and benefits from an outdoor water supply and lighting.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: £1,554.00

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

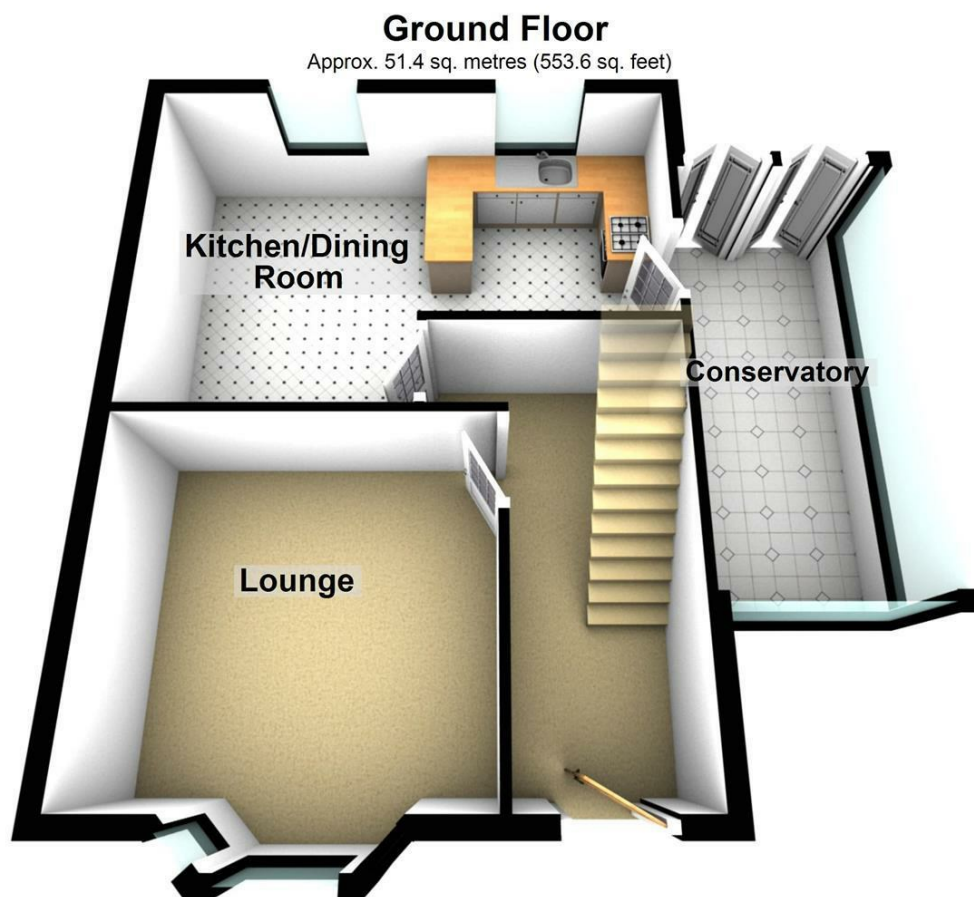
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.



Total area: approx. 92.5 sq. metres (995.3 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		
(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.