

Town & Country

Estate & Letting Agents

Lincoln Drive, Newton

Offers In Excess Of £335,000



Nestled in the sought-after area of Newton, this charming 1930s semi-detached house offers a delightful blend of traditional character and modern convenience. Offering adaptable accommodation with the advantage of off-road parking, a single garage and rear garden making it an ideal purchase for families or those seeking extra space.

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DESCRIPTION

Located within a cul-de-sac in a highly desirable Chester suburb, this 1930s three-bedroom semi-detached home offers easy access to the city centre. Benefiting from gas central heating and UPVC double glazing, the property comprises an inviting entrance hall, a generously sized living room with an arched throughway to a dining room featuring a bay window, and a kitchen fitted with a range of contemporary gloss white wall, base, and drawer units. The first-floor landing provides access to a modern bathroom and three well-proportioned bedrooms. Externally, the front of the property offers ample off-road parking, with a driveway running along the right-hand side of the residence leading to a predominantly lawned rear garden, paved seating areas, an oversized garage, and an outbuilding.



LOCATION

A perennially popular location, Newton is near to a series of highly regarded primary and secondary schools, as well as walking distance of various shopping facilities and the wide array of amenities within Hoole and Chester City. Excellent links to the wider North West communications network are available via nearby junctions with the A55 expressway and M53 motorway, along with fast and efficient mainline railway services to London and other significant areas of the country from the Chester General Station.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street A5268. Turn right onto Pepper Street/A5268, continue to follow A5268. Turn right onto Foregate Street/A5268 continue to follow A5268. Continue straight onto St. Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. Turn left onto Mannings Lane South. Turn right to stay on Mannings Lane South. Turn left onto Long Lane, turn left onto Ethelda

Drive, turn left onto Lincoln Drive. The property will be located on the left hand side and identified by our For sale board.



ENTRANCE HALL

14'6 x 5'7

A UPVC leaded double-glazed front door opens into an entrance hall with wood grain-effect laminate flooring, a radiator, stairs rising to the first floor, and doors leading to the living room and kitchen.



LIVING ROOM

19'7 x 10'6

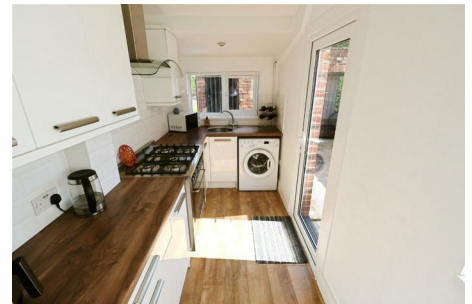
Featuring exposed floorboards and a living flame gas fire set within a tiled hearth and Adam-style surround. Toward the rear of the room is a snug area with continued exposed flooring, a radiator, and UPVC double-glazed French doors opening to the rear garden. An arched throughway leads to the dining room.



DINING ROOM

13'6 x 10'6

With a front-facing bay window, a radiator, exposed floorboards, and a living flame cast iron gas fireplace with a tiled hearth and Adam-style surround.



KITCHEN

15'7 x 5'6

Continuing the wood grain-effect laminate flooring from the entrance hall, the kitchen is fitted with a range of modern white gloss-fronted wall, base, and drawer units, complemented by stainless steel handles and wood grain-effect work surfaces. It includes a stainless steel single-drainer sink with mixer tap and tiled splashback, space for a range cooker with glass canopy extractor above, space for a fridge freezer, and plumbing for a washing machine. There is also an under-stairs storage cupboard and a tall radiator. Windows face the rear and side elevations, and a UPVC double-glazed door opens to the side of the property.



FIRST FLOOR LANDING

Providing access to the loft, an opaque side window, and doors to all three bedrooms and the bathroom.



BEDROOM ONE

13'1 x 10'6

Featuring a front-facing bay window, radiator, and provision for a wall-mounted television.



BEDROOM TWO

13'6 x 10'6

With a window facing the rear elevation with a radiator below.



BEDROOM THREE

7'2 x 5'0

Having wood grain affect laminate flooring along with a corner window.



BATHROOM

6'6 x 5'9

Fitted with a modern white suite comprising a tiled panel bath with electric shower above, a vanity unit housing a low-level WC and wash hand basin with mixer tap. The bathroom features slate-effect tiled flooring, fully tiled walls, a chrome heated towel rail, a built-in storage cupboard, an opaque window to the side, recessed downlights, and an integrated ceiling extractor fan.



EXTERNALLY

To the front of the property is a slate-chipped garden and concrete off-road parking. The driveway runs along the side of the house, providing access to the garage and rear garden. A built-in cupboard to the side houses the gas

meter, and there is a courtesy light adjacent to the front door. The rear features a slate-chipped and paved seating area at the front, a lawned section to the rear, and a second paved patio. It is enclosed with fence panels on either side, and includes a timber shed, access to the garage, and an outbuilding.

GARAGE

18'5 x 13'1

Accessed from the front via double timber doors, with additional pedestrian access via a side timber door. Includes single-glazed windows to the rear and side elevations, with power and lighting installed.

OUTBUILDING

Forming part of the garage and fitted with internal lighting.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C £2,126.00

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.

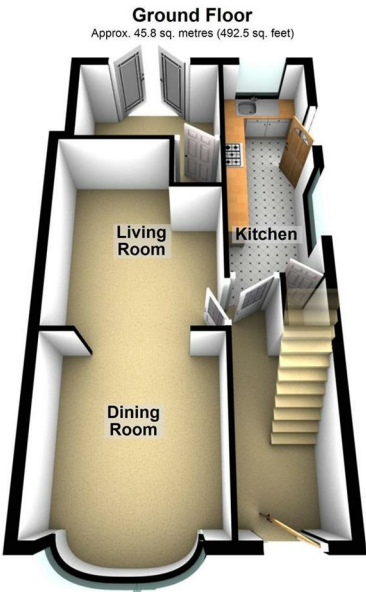
SUBMIT AN OFFER

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

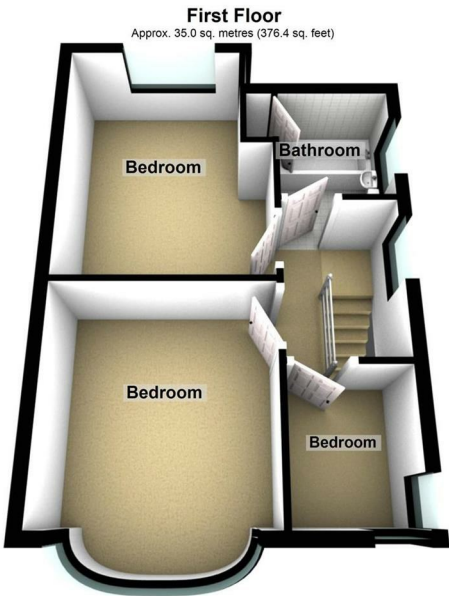
MORTGAGE SERVICES

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. 80.7 sq. metres (868.9 sq. feet)



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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC