

# Town & Country

Estate & Letting Agents

Boundary Lane, Saltney

£160,000



This delightful Victorian mid-terrace house offers a perfect blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers or families seeking extra space. Having the advantage of double glazing, gas central heating and a south easterly facing garden. This home must be viewed to be fully appreciated.

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## DESCRIPTION

This charming home is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. The accommodation is thoughtfully arranged over three floors, providing ample room for comfortable living. The living room serves as a welcoming space for relaxation and entertaining, while the modern kitchen is well equipped. Off the first-floor landing is the bathroom and a bedroom. The second floor leads to two further good-sized bedrooms both having the advantage of double-glazed sky lights. Externally the rear garden is a south-easterly facing garden with a brick block seating area and lawn garden.



## LOCATION

The property is conveniently situated for local amenities in Saltney and about two miles from Chester city centre which offers 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

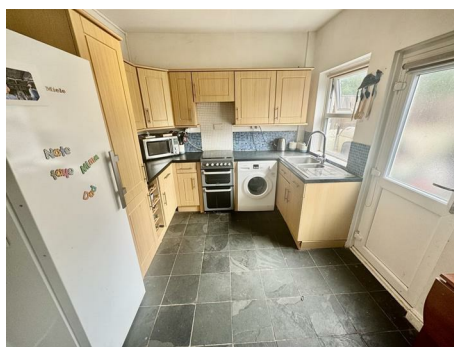
Head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street, At the roundabout, take the 1st exit onto Grosvenor Road/A483. At the roundabout, take the 3rd exit onto Hough Green/A5104. Continue to follow A5104 to Saltney. Turn left onto Boundary Lane the property will be located via our For Sale Board.



## LIVING ROOM

11'10 x 11'9

The property is entered through a leaded opaque double-glazed composite front door, which opens into a living area featuring wood grain-effect laminate flooring. There is a window to the front elevation, a radiator, and an opening leading to the understairs storage cupboard. The room also features an electric fire with a decorative surround.



## KITCHEN

11'4 x 9'6

The kitchen is fitted with a slate-effect tiled floor, this kitchen includes a

radiator, two windows to the rear elevation, and an opaque UPVC double-glazed back door. It is installed with a range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles. The work surfaces house a one-and-a-half bowl stainless steel single drainer sink unit with a mixer tap and tiled splashback. There is space for a cooker and space/plumbing for a washing machine.

## FIRST FLOOR LANDING

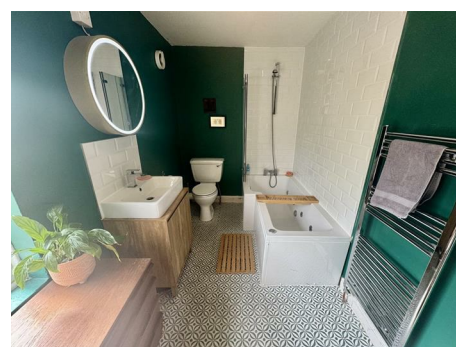
Having latch-lever doors opening to bedroom one and the bathroom. A staircase rises to the second-floor accommodation.



## BEDROOM ONE

11'9 x 11'10

Featuring wood grain-effect laminate flooring, a radiator, and a window to the front elevation.



## BATHROOM

10'8 x 6'4

The bathroom is fitted with a modern

white suite comprising an L-shaped spa bath with mixer tap and shower extension, a folding protective screen, a low-level WC, and a wash hand basin with mixer tap and tiled splashback set upon a vanity unit. The walls are partially tiled and include a chrome heated towel rail, an extractor fan, and an opaque window to the rear elevation. A sliding louvre door opens to a cupboard housing the gas combination boiler.

## SECOND FLOOR LANDING

With latch-lever doors opening to bedrooms two and three, and access to the loft.



## BEDROOM TWO

11'9 x 12'1

Includes a double-glazed skylight to the front elevation, a radiator, and an over-the-stairs storage space.



## BEDROOM THREE

11'9 x 9'1

With a double-glazed skylight to the rear elevation and a radiator.



## REAR GARDEN

Enjoying a south-easterly facing orientation, the garden includes a brick block seating area and a small lawn, with timber rear access and an outside light.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band A £1595.00

## 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

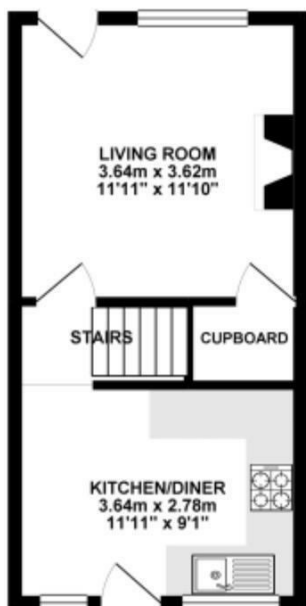
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

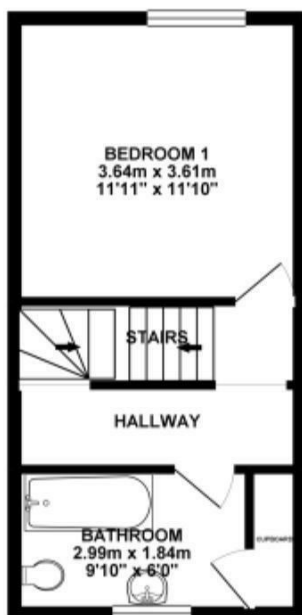
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.

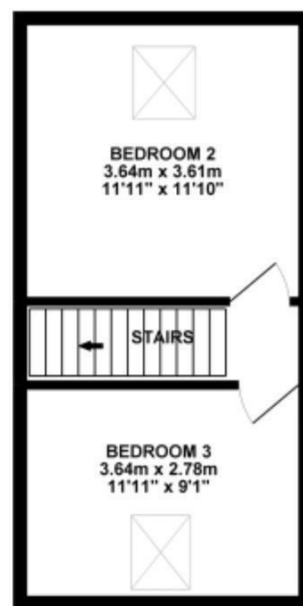
GROUND FLOOR 27.13 sq. m.  
 ( 291.99 sq. ft. )



1ST FLOOR 27.62 sq. m.  
 ( 297.34 sq. ft. )



2ND FLOOR 27.13 sq. m.  
 ( 291.99 sq. ft. )



TOTAL FLOOR AREA : 81.88 sq. m. ( 881.33 sq. ft. ) approx.

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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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			86
(81-91) B			
(69-80) C			61
(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	