

Town & Country

Estate & Letting Agents

Garden Lane, Chester

£220,000



Located within the sought-after area of Garden Lane, Chester, this charming three-bedroom mid-terrace property presents an excellent opportunity for those seeking a comfortable home close to the vibrant City Centre and the Greyhound Retail Park. The residence is well-appointed, featuring UPVC double glazing and efficient gas central heating, ensuring a warm and inviting atmosphere throughout.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Located in a popular area of Chester, just a short walk from the city centre and the Greyhound Retail Park, this well-presented three-bedroom mid-terrace property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises a living room, dining room, kitchen, and a cloakroom WC off the rear hallway. The first-floor landing provides access to three bedrooms and a spacious, modern bathroom suite. Externally, there is a paved courtyard garden to the rear. The property is offered with no onward chain.



LOCATION

The property is situated within Chester where extensive shopping and leisure facilities are available including the Northgate Arena, River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. There are regular train services from Chester's main station. Easy access is available to neighbouring centres via the inner ring road which leads to the Chester Southerly By-pass to Deeside and North Wales together with the M53 providing access to the motorway network.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street towards St. Olave Street, and turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas St/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate St/A5116, continue straight onto Parkgate Road/A540, turn left onto Walpole Street, turn left onto Bouverie Street, turn right onto Garden Lane, the property will be located on the right.

ENTRANCE HALL

A UPVC double-glazed door opens into the entrance hall, which features a radiator, stairs

rising to the first-floor accommodation, and doors leading to both the living room and dining room.



LIVING ROOM

12'10 x 11'4

This welcoming space includes fitted base cabinets on either side of the chimney breast, which features an Adam-style ornamental surround. A window faces the front elevation, and the room also includes a radiator and decorative ceiling mouldings.



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DINING ROOM

11'8 x 11'10

The dining room benefits from a radiator, an Adam-style ornamental fireplace surround, and UPVC double-glazed French doors opening to

the rear courtyard garden. There is also a built-in storage cupboard and an open walkway leading into the kitchen.



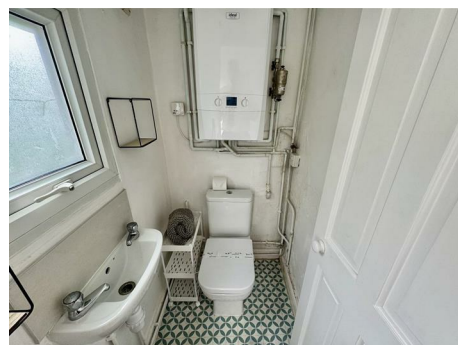
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KITCHEN

9'8 x 7'3

Fitted with modern gloss white wall, base, and drawer units, the kitchen includes an integrated stainless steel double oven, hob, and extractor hood. There is space for a fridge-freezer and plumbing for a washing machine. Two windows face the side elevation, and there is also a radiator and a UPVC double-glazed door providing access to the rear.



CLOAKROOM WC

Fitted with a dual-flush low-level WC, a wash basin, and a wall-mounted Ideal gas combination boiler.

FIRST FLOOR LANDING

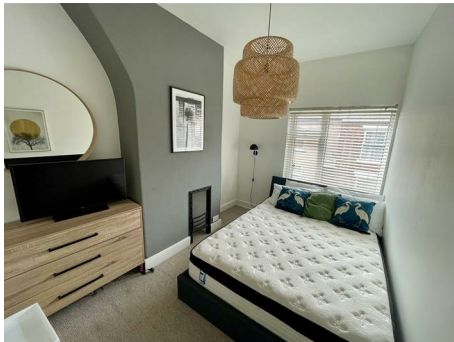
Provides access to all three bedrooms and the bathroom.



BATHROOM

9'2 x 7'2

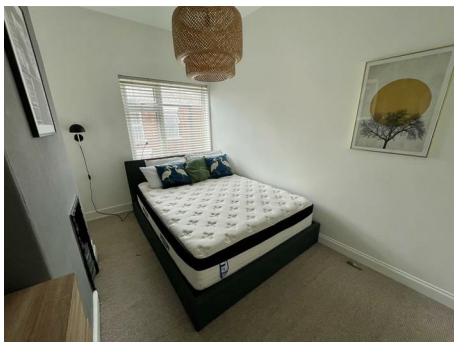
A modern and spacious bathroom, fitted with a white three-piece suite comprising a panelled bath with wall panels, a thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The bathroom also features a radiator, extractor fan, and an opaque window to the rear elevation.



BEDROOM ONE

12'7 x 8'0

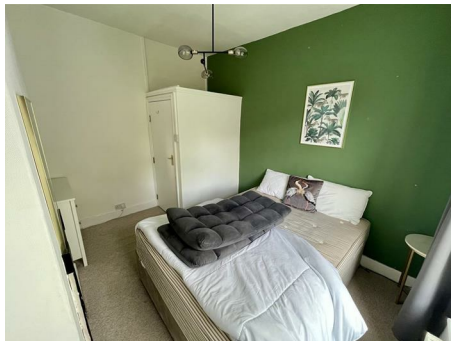
Includes an ornamental fireplace, a window to the front elevation, and a radiator.



BEDROOM TWO

11'8 x 9'3

Features a window to the rear elevation and a radiator.



BEDROOM THREE

11'10 x 5'10

Includes a window to the front elevation and a radiator.

REAR YARD

The rear yard is predominantly paved and includes an outbuilding, a water supply, and rear pedestrian access.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: B £1860

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.

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.

