

Town & Country

Estate & Letting Agents

Meadows Place, Handbridge

£270,000



Located in a quiet cul-de-sac in a sought-after Chester suburb, this three-bedroom home features UPVC double glazing and gas central heating. The ground floor includes an entrance hall, living room, kitchen/dining room, cloakroom WC, and a rear conservatory. Upstairs, a landing leads to three bedrooms and a three-piece bathroom. Outside, the front offers twin paved off-road parking with gated access to a low-maintenance, fenced rear garden with gravel, concrete sections, a timber shed, and a gated rear exit. A spacious workshop in the garden provides flexible use as an office or home gym.

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DESCRIPTION

Situated in a quiet cul-de-sac within this highly desirable suburb of Chester, this three-bedroom home benefits from UPVC double glazing and gas central heating. The internal accommodation briefly comprises an entrance hall, a living room, a kitchen/dining room, an inner hallway with a cloakroom WC, and a conservatory to the rear. On the first floor, the landing provides access to three bedrooms and a three-piece white bathroom suite. Externally, the front of the property features twin paved off-road parking with gated access leading to the low-maintenance rear garden, which is primarily gravel with concrete sections and includes a timber shed. The garden is enclosed by a series of fence panels with rear gated access. Additionally, a substantial workshop is situated within the rear garden, offering versatile potential uses such as an outdoor office or home gym.



LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. The property is located within the popular Meadows Place. Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Pleasant walks can be enjoyed along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, head south on Lower Bridge Street towards St. Olave Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Queen's Park Road, turn right onto Queen's Park View, continue onto Hartington Street, turn left onto Appleyards Lane/Cheshire View, continue to follow Appleyards Lane, Turn left onto Meadows Place, the property is located on the right

ENTRANCE HALL

The property is entered through a leaded opaque double-glazed UPVC front door which opens to an entrance hall with a glazed internal door to the living room and stairs rising to the first-floor accommodation.



LIVING ROOM

12'10 x 12'8

With a window facing the front elevation with integrated plantation shutters and a radiator below, a living flame gas fire with marble hearth and Adam style surround. A glazed internal door opens to the kitchen/dining room.



FIREPLACE



KITCHEN/DINING ROOM

13'9 x 8'8

The kitchen is fitted with a range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and ample worktop space. It features a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, hob, and extractor hood, along with a dishwasher and fridge/freezer. The floor is laid with ceramic tiles, and the space is heated by a radiator. Additionally, two windows and a UPVC double-glazed door provide natural light and access to the rear conservatory



INNER HALL

With a ceramic tile floor, under-stairs storage and a small opaque window to the side elevation, the door opens to the cloakroom WC.

CONSERVATORY

16'6 x 6'7

With a ceramic tile floor, space and plumbing for a washing machine alongside a dryer with a work service above. The conservatory itself is constructed of a low brick for with a timber glazed frame and French doors opening to the rear garden.



CLOAKROOM WC

6'1 x 2'2

The ceramic tiled flooring continues into the cloakroom WC, which features a single glazed opaque window overlooking the conservatory. It is fitted with a low-level WC, a wash hand basin, and a radiator.

FIRST FLOOR LANDING

Featuring a window facing the side elevation, this space provides access to the loft and includes a built-in shelved storage cupboard housing a recently installed Worcester gas combination boiler



BEDROOM ONE

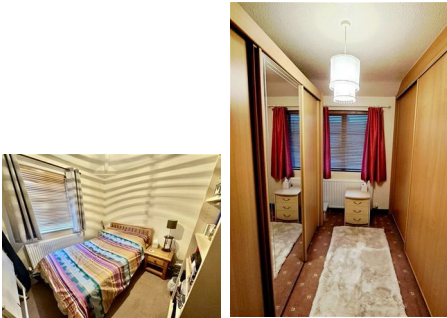
9'2 x 9'5

The principal bedroom features a window facing the front elevation with integrated plantation shutters and a radiator below along with a fitted floor-to-ceiling double wardrobe.

BEDROOM TWO

11'5 x 8'1

Comprising a woodgrain effect floor-to-ceiling double wardrobe with sliding doors and a window facing the rear elevation with the radiator below.



BEDROOM THREE

8'6 x 8'3

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



BATHROOM

6'2 x 4'5

The bathroom features a modern white suite, including a P-shaped panel bath with an electric shower and a curved protective screen, a dual-flush low-level WC, and

a pedestal wash hand basin. It has ceramic tiled flooring, fully tiled walls, a chrome heated towel rail, and an opaque window facing the front elevation.



EXTERNALLY

To the front of the property is paved off-road parking with golden gravel borders and gated side access leading to the rear garden. To the side of the front door is an external courtesy light. Low maintenance rear garden being predominantly gravel and concrete with a timber shed and access to the workshop, all of which is enclosed by a series of fence panels with gated rear access.



WORKSHOP

13'6 x 9'2

A substantial timber-built workshop insulated and lined and on a separate consumer unit from the main house, having power, light and double door access from the front and four single-glazed windows to the side elevation.

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.

SERVICES TO PROPERTY

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

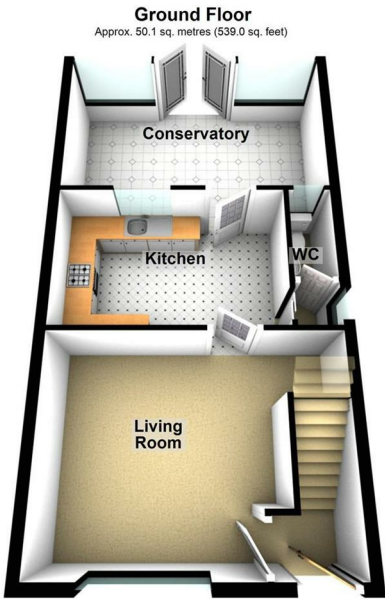
Council Tax: B £1771

Tenure: Freehold

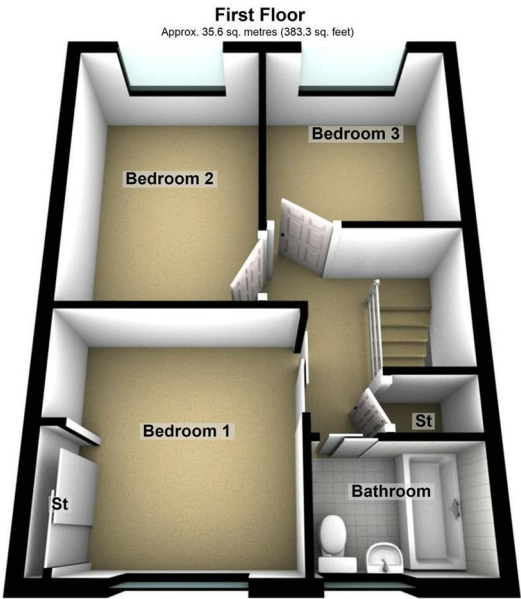
MORTGAGE SERVICES

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. 85.7 sq. metres (922.3 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.

