

Town & Country

Estate & Letting Agents

Tegid Way, Saltney

Offers In Excess Of £260,000



Located in a sought-after Chester suburb, this three-bedroom detached is close to amenities, motorway links, and the city centre. It features gas central heating and UPVC double glazing. The ground floor includes a kitchen, dining room and living room. Upstairs are three well-proportioned bedrooms, making it ideal for families or those seeking extra space. Outside are well-maintained gardens, off road parking and a garage

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DESCRIPTION

Situated in a popular suburb of Chester, this beautifully presented detached home offers convenient access to Chester city centre, local motorway networks, Broughton Retail Park, and a wide range of amenities, facilities, and reputable schools. Benefiting from gas central heating and UPVC double glazing, the property must be viewed to be fully appreciated.

Internally, the accommodation comprises: an entrance hall, a spacious living room, a dining room with UPVC double-glazed French doors opening onto the rear garden, and a kitchen fitted with light woodgrain-effect units. The first-floor landing leads to three bedrooms and a modern three-piece family bathroom suite.

Externally, the front garden is low-maintenance, featuring chipped slate and brick block accents. To the side of the property, golden gravel off-road parking leads to double timber gates, which open into the rear garden and garage. The rear garden includes a central lawn and two decked patio areas, providing excellent outdoor living space.

LOCATION

Tegid Way lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.



DIRECTIONS

From our Town and Country Chester office, proceed out of the city onto Grosvenor St, at the roundabout take the 2nd exit onto the A483 (signposted North Wales, Wrexham). At the roundabout take the 4th exit onto the A5104 (signposted Saltney). Proceed under the bridge continue before turning left onto Sandy Lane North. Turn left onto Tegid Way where the property can be observed by our 'For Sale' board.



ENTRANCE HALL

5'6" x 3'5"

The property is entered through an opaque, leaded, double-glazed composite front door, which opens into a hallway with woodgrain-effect laminate flooring, a radiator, and a light oak veneer door leading to the living room.



LIVING ROOM

14'9" x 15'3" (max)

Featuring woodgrain-effect laminate flooring, a front-facing window with a radiator below, and a staircase rising to the first-floor accommodation with a useful storage cupboard beneath. An open throughway leads into the dining room.



DINING ROOM

10'5" x 7'5"

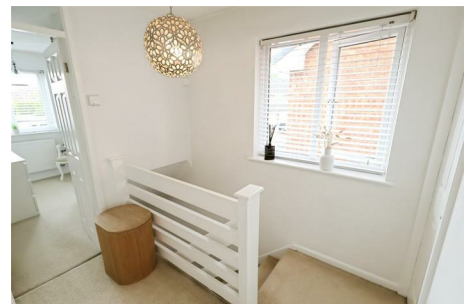
Continuing the woodgrain-effect laminate flooring from the living room, the dining room includes a radiator, an open doorway leading into the kitchen, and UPVC double-glazed French doors opening out to the decked patio area in the rear garden.



KITCHEN

11'8" x 8'2"

Fitted with a range of light woodgrain-effect wall, base, and drawer units, complemented by display cabinets and stainless steel handles. Granite work surfaces incorporate a stainless steel single-drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, electric hob, and stainless steel extractor hood above. There is space and plumbing for a washing machine. A rear-facing window provides natural light, and the flooring is tiled. A light oak door opens to an under-stairs storage cupboard, and a UPVC double-glazed door opens to the side elevation.



FIRST FLOOR LANDING

With a side-facing window, loft access, radiator, and a built-in cupboard housing the Worcester gas combination boiler. Doors lead to all three bedrooms and the bathroom.



BEDROOM ONE

13'0" x 8'7"

Includes a built-in wardrobe, a front-facing window, and a radiator.



BEDROOM TWO

9'3" x 8'7"

With a rear-facing window, a radiator, and a built-in wardrobe.



BEDROOM THREE

10'3" x 5'8" (max)

Features a built-in storage cupboard/wardrobe above the bulkhead and a front-facing window with radiator below.



BATHROOM

6'7" x 5'8"

Installed with a modern white three-piece suite comprising a P-shaped panelled bath with mixer tap and thermostatic shower, a

curved protective screen, a dual-flush low-level WC, and a pedestal wash hand basin. The flooring is ceramic tiled with fully tiled walls, a radiator, and an opaque rear-facing window.

GARAGE

17'0" x 9'5"

A prefabricated structure with an up-and-over door, power, lighting, and a pitched roof.

EXTERNALLY

To the front of the property is a low-maintenance chipped slate garden with a brick block pathway. To the left-hand side, there is golden gravel off-road parking that leads to double timber gates, which open into the rear garden and provide access to the garage. To the right of the front door is an external light, and there is also an external power supply.

At the rear, there is a beautifully maintained garden featuring a central lawn with paved and decked patio areas, one adjacent to the property and the other to the rear. Raised sleeper planters provide attractive borders, and the garden is enclosed by timber fence panels. There is also an external water supply.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band D - £2350.12

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.

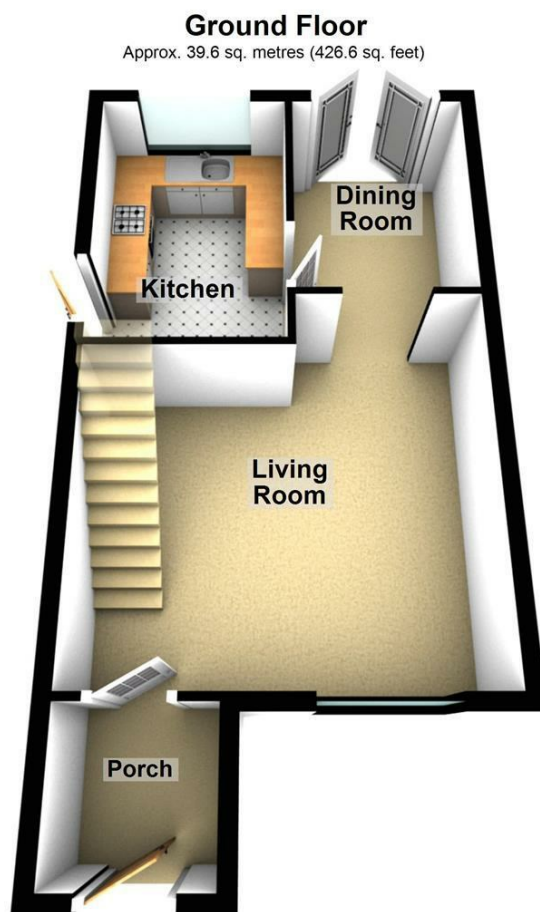
SUBMIT AN OFFER

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. 72.7 sq. metres (782.9 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		
(81-91) B		
(69-80) C	70	77
(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	