

# Town & Country

Estate & Letting Agents

Llys Derwen, Higher Kinnerton

£215,000



This beautifully presented two-bedroom semi-detached property with a single garage is located in the highly sought-after village of Higher Kinnerton. Ideally positioned for rural pursuits, it also offers easy access to Chester city centre, local motorway networks, excellent schools, and a wide range of everyday amenities.

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## DESCRIPTION

This home benefits from UPVC double glazing and gas central heating, and the accommodation comprises an entrance hall, a modern kitchen, and a spacious living room featuring an open fireplace and French doors leading to a conservatory. On the first floor, the landing provides access to two generously sized bedrooms and a three-piece bathroom suite.

Externally, the front of the property offers off-road driveway parking, a golden gravel garden, and an outside store. Additional parking and a single garage are located around the corner. The rear garden is low-maintenance and fully paved, with iron-gated side access, a timber shed, and rear access to the garage.



## LOCATION

The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of Wrexham and Mold. The village centre provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, post office, two public houses, church and children's play park, with regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.

## DIRECTIONS

From 33 Lower Bridge Street, Chester, head south on Lower Bridge St towards St Olave St, then turn right onto Castle St. Continue on Grosvenor Rd/A483 at the roundabout, taking the 2nd exit onto Lache Ln. Stay on Lache Ln and make a slight left onto Main Rd before turning right onto Llys Derwen.



## ENTRANCE HALL

10'5 x 5'8

The properties entered through an opaque UPVC double glaze front door which opens to tiled flooring, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below, and open through way to the kitchen and a glazed door to the living room.



## KITCHEN

9'6 x 6'6

The kitchen is installed with light wood grain affect wall base and dry units which are complimented by stainless steel handles. Work surface space houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, gas hob and extractor hood, there is space and plumbing for a washing machine, space for a freezer, a ceramic tiled flooring along with a window facing the front elevation.



## LIVING ROOM

12'8 x 12'6

With wood grain affect laminate flooring, a radiator, UPVC double glaze French doors opening to the conservatory and featuring an open fire with an exposed brick and oak beam fire surround.



## CONSERVATORY

11'4 x 10'10

With a continuation of the woodgrain effect laminate flooring from the living room to a UPVC double glazed conservatory with a door off opening to the garden.

## FIRST FLOOR LANDING

With a window facing the side elevation and doors off opening to both bedrooms and to the bathroom.



## BEDROOM ONE

12'6 x 10'2

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



## BEDROOM TWO

11'6 x 6'7

With a window facing the front elevation having a radiator below.



## BATHROOM

7'5 x 5'4

The bathroom is installed with a modern white four piece suite comprising a panelled bath with a thermostatic shower and curved protective screen along with a vanity unit housing a low-level WC along with a handbasin with a mixer tap. The flooring is porcelain and tile, the walls fully tiled with a built-in storage cupboard, a chrome heated towel rail, an opaque window facing the front elevation and recessed downlights set within the ceiling.



## EXTERNALLY

To the front of the property as a golden gravel garden with driveway parking to the right hand side along with an outside power supply a canopy above the front door with recessed

downlights and a storage cupboard to the right hand side of the front door which houses the gas Worcester combination boiler. Around the corner from the property is further off-road parking along with a single garage.

An iron gate of his access to the rear garden which is low maintenance being predominantly paved with a chipped bark flower bed raised planters, a timber shed and rear access to the garage.

## TIMBER SHED

9'8 x 5'5

Access from the rear garden this timber structure also has power and light.



## GARAGE

18'0 x 7'5

Accessed from the front through and up and over garage door or via a pedestrian door from the rear garden the garage has power and light and loft storage space.

## SERVICES TO PROPERTY

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

## 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.

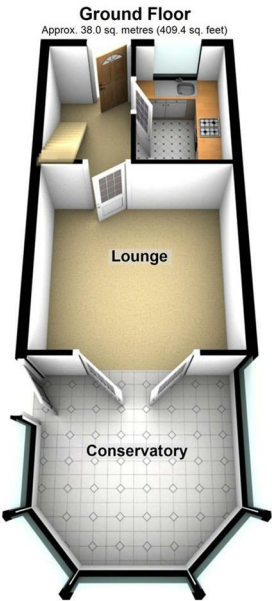
## SUBMIT AN OFFER

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

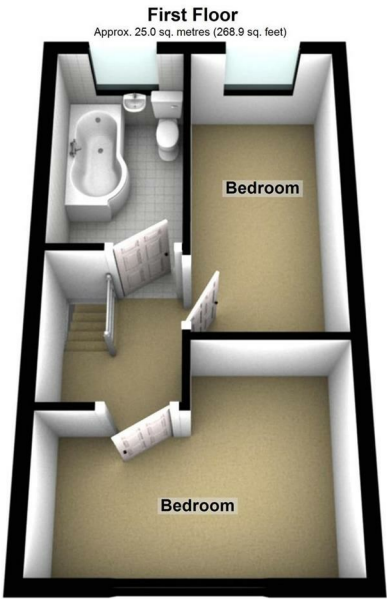
## MORTGAGE SERVICES

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. 63.0 sq. metres (678.4 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	72	79
(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