

Town & Country

Estate & Letting Agents

Grove Avenue, Vicars Cross

Offers In Excess Of £300,000



This semi-detached house on Grove Avenue offers two spacious reception rooms, a modern kitchen, two generously sized double bedrooms, and a modern four-piece bathroom suite. Situated in a sought-after location, this home is close to local amenities and transport links. Externally it features off-road parking, a paved patio area, and outdoor lighting. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Located in the highly sought-after Chester suburb of Vicars Cross, this well presented two-bedroom home offers convenient access to the city centre, major motorway links, excellent schools, and a wide range of local amenities. The property features UPVC double glazing throughout and, in brief, comprises a welcoming dining room, a spacious living room, and a delightful and modern gloss white kitchen. Upstairs, the landing leads to two generous double bedrooms and a stylish four-piece family bathroom. Outside, the low-maintenance exterior includes ample off-road parking with gravel hardstanding, a paved patio area, and outdoor lighting.

LOCATION

Grove Avenue is a popular location within the family friendly, established suburb of Vicars Cross. The property is located extremely close to a regular bus service to Chester city centre which is also within walking distance and less than 10 minutes if travelling by car. There is an array of quality amenities in Vicars Cross with the popular Oldfield Primary School being close by and Christleton High School within the catchment area. Sainsbury's and Aldi supermarket are nearby and Vicars Cross is extremely convenient for motorway access, being only a few minutes drive away from the A53 with its links to the motorway network.



DINING ROOM

14'5" x 8'4"

The property is entered through UPVC double-glazed French doors, which open into a dining room featuring wood grain effect laminate flooring and windows facing both the front and side elevations. An open throughway leads directly into the living room.



LIVING ROOM

14'5" x 13'9"

This bright and spacious living area includes a staircase rising to the first floor, a front-facing window, a wall-mounted electric heater, and an open throughway leading into the kitchen.



KITCHEN

10'2" x 8'4"

The kitchen is fitted with a range of stylish gloss-fronted wall and base units, complemented by stainless steel handles and wood grain effect work surfaces. These house a single drainer sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel double oven, induction hob, and extractor hood. There is space and housing for a tall fridge freezer and plumbing for a washing machine. The room also benefits from wood grain effect laminate flooring and a window facing the side elevation.



FIRST FLOOR LANDING

The landing features a wall-mounted electric heater and doors opening to both double bedrooms and the four-piece bathroom suite.



BEDROOM ONE

14'9" x 8'4"

A bright double-aspect room with windows facing both the front and side elevations.



BEDROOM TWO

12'6" x 10'1"

This spacious double bedroom features a front-facing window, grey wood grain effect laminate flooring, and recessed ceiling downlights.





BATHROOM

11'10" x 6'7"

A beautifully appointed four-piece bathroom in a contemporary style, comprising an oversized shower enclosure with electric shower and panelled walls, a freestanding bath with mixer tap, a vanity unit housing twin wash hand basins with mixer taps and panel splashbacks, a dual flush low-level WC, and a chrome heated towel rail. An opaque window faces the rear elevation, and the ceiling includes recessed downlights, an extractor fan, and loft access.

EXTERNALLY

The property is approached via a brick block driveway that extends to a slate chip off-road parking area, offering space for several vehicles. There is external lighting, a paved patio area, and a large hardstanding where a garage once stood. Above the front door is a canopy providing shelter.



SERVICES TO PROPERTY

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

TENURE: Freehold

COUNCIL TAX: Band C. £1758.30

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.

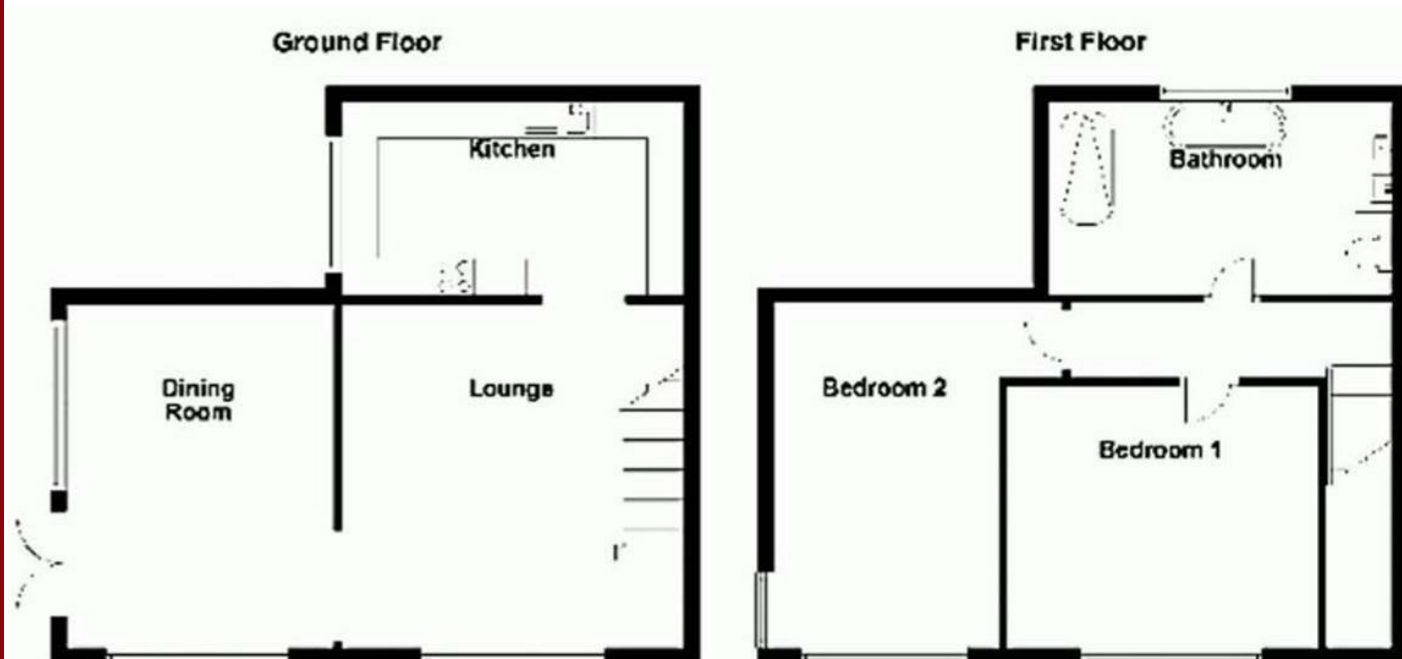
DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Continue straight onto St Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. At Hoole Roundabout, take the 3rd exit onto Ring Road/A4. Turn right onto Green Lane. Turn right onto Grove Avenue. Arrive: Grove Avenue, Vicars Cross, Chester CH3 5HL

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: 925.7 Sq. Ft.

MEASUREMENTS

Ground Floor

Dining Room – 8' 10" x 14' 11" (2.68m x 4.55m)

Lounge – 13' 8" x 15' 2" (4.17m x 4.62m)

Kitchen – 11' 3" x 8' 5" (3.44m x 2.56m)

First Floor

Landing – 8' 11" x 3' 7" (2.72m x 1.10m)

Bedroom 1 – 10' 6" x 12' 10" (3.19m x 3.91m)

Bedroom 2 – 15' 2" x 8' 9" (4.62m x 2.67m)

Bathroom – 12' 4" x 7' 1" (3.75m x 2.15m)

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	83
England & Wales	EU Directive 2002/91/EC	