

# Town & Country

Estate & Letting Agents

Dicksons Drive, Newton

Offers In Excess Of £265,000



Nestled in the desirable suburb of Chester, this charming semi-detached house on Dicksons Drive offers easy access to the city centre, Hoole, Chester train station, and a wide range of everyday amenities, as well as convenient links to local motorway networks.

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## DESCRIPTION

The property benefits from gas central heating and UPVC double glazing. The accommodation includes a vestibule, entrance hall, living room, dining room, kitchen, utility area, three generously sized bedrooms, and a bathroom. Externally, there is off-road parking to the front and side of the property. The rear garden features a detached garage, a lawn with mature shrubs, and a paved patio area, all enjoying a southwesterly aspect.

While the home would benefit from modernisation, it presents a fantastic opportunity for buyers to customise the space to suit their tastes and lifestyle. Located in the popular area of Newton, the property is conveniently close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.



## LOCATION

Dicksons Drive is situated within the residential suburb of Newton, a perennially popular location. Newton is near to a series of highly regarded primary and secondary schools, as well as walking distance of various shopping facilities and the wide array of amenities within Hoole and Chester City. Excellent links to the wider Northwest communications network are available via nearby junctions with the A55 expressway and M53 motorway, along with fast and efficient mainline railway services to London and other significant areas of the country from the Chester General Station.

## DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268 and continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate Street/A5116. Turn right onto A5116, Turn left onto Liverpool Road/A5116, At the roundabout, take the 2nd exit onto Brook Lane, turn left onto Dickson's Drive.

## VESTIBULE

Entered via a UPVC double-glazed front door with a matching side panel, opening into a vestibule with a tiled floor and an internal opaque glazed door leading to the entrance hall.

## ENTRANCE HALL

11'6" x 5'9"

Featuring a radiator and stairs rising to the first-floor

accommodation. Beneath the stairs is a storage cupboard with an opaque side window, which also houses the Worcester gas combination boiler. Woodgrain-effect doors from the entrance hall provide access to the living room, dining room, and kitchen.



## LIVING ROOM

11'6" x 11'0"

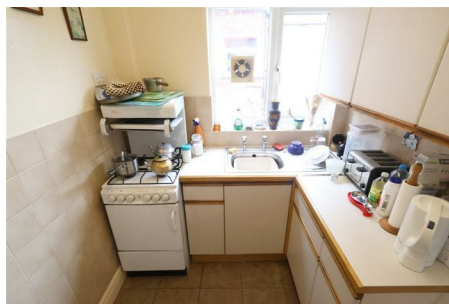
With a bay window to the front elevation, a radiator, and a gas fire set on a tiled hearth.



## DINING ROOM

10'6" x 9'9"

Includes a window facing the rear elevation with a radiator beneath.



## KITCHEN

7'4" x 6'3"

Fitted with ceramic tiled flooring and open access leading to the utility room. It features a window to the side elevation and is equipped with wall, base, and drawer units, as well as a work surface housing a stainless steel single drainer sink unit with tiled splashbacks.



## UTILITY ROOM

7'4" x 3'9"

With a continuation of the ceramic tiled floor from the kitchen, partially tiled walls, a window to the rear elevation, and a UPVC double-glazed back door.

## FIRST FLOOR LANDING

Includes a window to the side elevation, access to the loft space, a fitted base-level cabinet, and woodgrain-effect doors leading to the bathroom and all three bedrooms.



## BEDROOM ONE

11'4" x 9'8"

With a window to the rear elevation and a radiator beneath.



## BEDROOM TWO

10'2" x 9'8"

Fitted with a range of wardrobes and overhead luggage cupboards, and featuring a window to the front elevation with a radiator below.



## BEDROOM THREE

7'5" x 7'3"

Includes a window to the front elevation, a radiator below, and double wardrobes with overhead luggage cupboards.



## BATHROOM

6'7" x 5'10"

Fitted with a white three-piece suite comprising a panelled bath, low-level WC, and pedestal washbasin. Also includes a fitted wall cabinet, partially tiled walls, a radiator, and an opaque window to the rear elevation.

## EXTERNALLY

At the front of the property, there is a small garden with a conifer hedge, along with off-road parking that extends in front of and alongside the house, leading to the detached garage and rear garden.



## REAR GARDEN

The rear garden enjoys a south-westerly aspect, featuring a paved patio, a lawn with shrub borders, and a paved area with a storage unit located at the rear. Beyond this is conifer hedging.



## GARAGE

19'3" x 8'8"

Accessed via double timber garage doors, the garage benefits from power and lighting, with single-glazed windows to the rear and side elevations, and a timber side access door.

## 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.

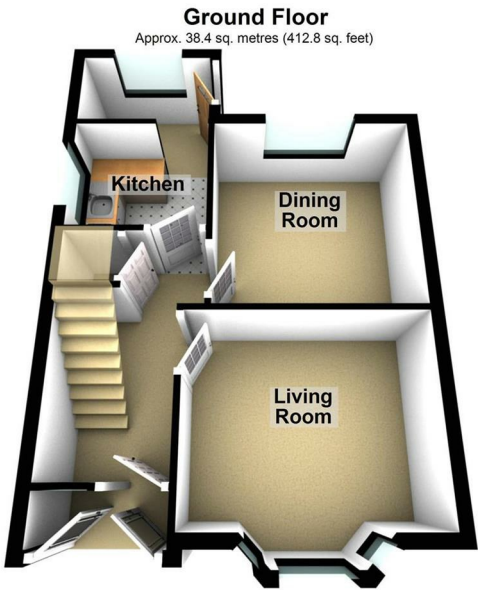
## SUBMIT AN OFFER

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

## 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. 73.4 sq. metres (790.5 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                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |