

Town & Country

Estate & Letting Agents

Conway Close, Saltney

Offers In Excess Of £260,000



This modern three-bedroom detached house is located within the desirable Conway Close within Saltney. The property offers a perfect blend of contemporary living and comfort, making it an ideal family home. Having the benefit of a spacious living room, modern kitchen and conservatory, private rear garden and off-road parking. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This detached family home, is immaculately presented throughout and is fantastic opportunity for those seeking a modern and comfortable living space in Saltney. Offering adaptable accommodation, having the benefit of gas central heating and double glazing. The property is entered via an entrance porch leading into an entrance hall having a door opening into the spacious living room. The modern kitchen is well-equipped and features stylish finishes having French doors leading into a delightful conservatory enjoying the garden views and natural light. The first-floor landing offers access to a contemporary three-piece bathroom suite and to all three bedrooms. Outside, you will find a private rear garden that features a decked patio area, perfect for alfresco dining or simply enjoying the outdoors. To the front of the property is a lawned garden having the benefit of off-road parking, providing convenience for residents and visitors alike.



LOCATION

Conway Close is a no through road located in Saltney and is approx. 10-15 minutes west of Chester city centre. Local amenities include Asda and Morrisons supermarkets, with primary and secondary schools nearby. Larger shopping options are available at Broughton Retail Park and Chester city centre. The area offers good access to Chester Business Park and the A55 Chester southerly bypass.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268, turn left onto Grosvenor Street/A5268. At the roundabout, take the 2nd exit onto Grosvenor Road/A483. At the roundabout, take the 2nd exit onto Lache Lane. Turn right onto Circular Drive. Continue onto Green Lane, turn left onto Boundary Lane. Boundary Lane turns slightly right and becomes Sandy Lane, turn right onto Celyn Crescent.

Turn right onto Conway Close, the property will be located on the right hand side and identified by our For Sale Board.

ENTRANCE PORCH

6'0 x 3'8

The property is entered through a UPVC door opening into an area with woodgrain-effect laminate flooring, a fitted storage seat, and an internal door leading to the entrance hall.

ENTRANCE HALL

Featuring stairs rising to the first-floor accommodation, woodgrain-effect laminate flooring, and a door opening into the living room.



LIVING ROOM

14'6 x 13'1

A bright space with a window to the front elevation and a radiator below. A feature light oak mantle adds character, and a door leads into the kitchen.



KITCHEN

16'4 x 8'6

Fitted with a range of wall, base, and drawer units complemented by black handles and woodgrain-effect work surfaces. The kitchen features a Belfast sink with a black mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, a five-ring gas hob beneath an extractor hood, and a dishwasher. There is space and plumbing for a washing machine, woodgrain-effect laminate

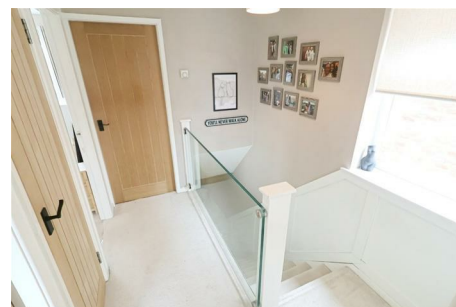
flooring, and an under stairs storage cupboard. A UPVC double-glazed door opens to the side of the property, along with a window and French doors that lead into the conservatory.



CONSERVATORY

16'5 x 12'8

A generously sized conservatory constructed with a low brick wall and UPVC double-glazed framing, incorporating French doors that open onto the rear garden. The flooring is woodgrain-effect laminate. There is a wall-mounted electric fire and a ceiling fan/light fixture.



FIRST FLOOR LANDING

Featuring a modern glass balustrade, a radiator, a window to the side elevation, and a built-in cupboard housing the Worcester gas combination boiler. Light oak veneer doors lead to the bathroom and all three bedrooms.



BATHROOM

5'9 x 5'3

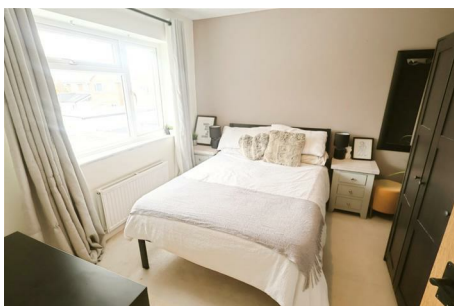
A stylish, contemporary three-piece white suite comprising a tiled panel bath with black mixer tap, a dual-head black thermostatic shower with a protective screen above, a dual flush low-level WC, and a vanity unit housing a washbasin with black mixer tap. The floor is ceramic-tiled, and the walls are fully tiled. An opaque window faces the rear elevation, and there is an extractor fan in the ceiling.



BEROOM ONE

12'6 x 10'2

A spacious double bedroom with a window to the front elevation and a radiator below.



BEDROOM TWO

9'10 x 9'8

Another well-proportioned bedroom with a window to the rear elevation and a radiator below



BEDROOM THREE

8'2 x 5'10 (max)

Ideal as a nursery or office, this room has a window to the front elevation and a radiator below.



EXTERNALLY

To the front of the property is a lawned garden alongside paved off-road parking and a timber gate providing access to the rear garden. Side access is provided via a timber gate, leading past an aluminium storage unit to the rear garden. The garden includes external lighting and a water supply, and is predominantly laid to lawn with a large decked patio area and a sleeper-raised planter. It is fully enclosed by concrete posts and timber fence panels.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: E £2,488.51

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.

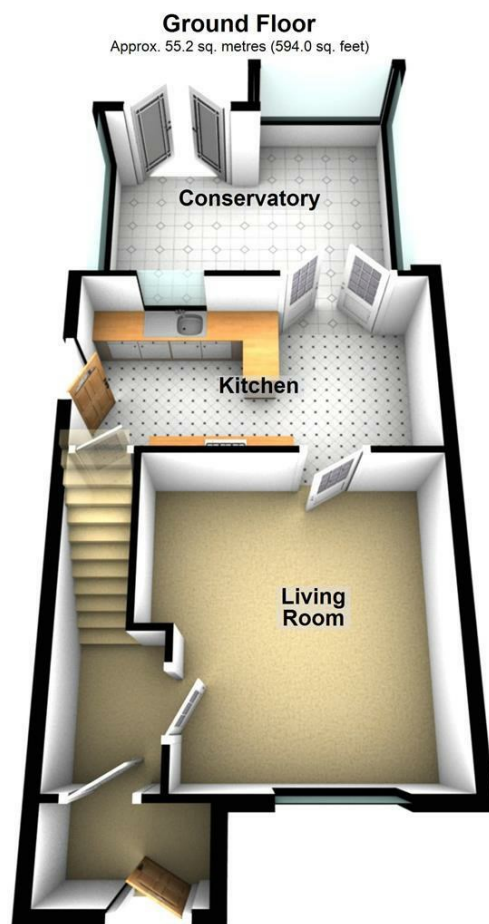
SUBMIT AN OFFER

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. 91.4 sq. metres (984.1 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