

Town & Country

Estate & Letting Agents

Harrier Way, Farndon

Offers In Excess Of £305,000



Nestled in the charming village of Farndon, Chester, this delightful three-bedroom semi-detached house on Harrier Way forming part of a contemporary development, this property is situated on a desirable corner plot.

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DESCRIPTION

Forming part of a modern development in the highly sought-after and historic village of Farndon, this well-presented three-bedroom semi-detached home occupies a desirable corner plot. The property benefits from gas central heating and UPVC double glazing.

The accommodation briefly comprises an inviting entrance hall with a cloakroom WC, a modern kitchen/dining room fitted with a range of stylish units and integrated appliances, and a spacious living room with French doors opening to the rear garden. On the first floor, there are three bedrooms – the principal with ensuite facilities – and a modern family bathroom.

Externally, the property offers a front lawned garden with low boundary hedging, twin off-road parking spaces, and timber-gated side access to a sunny, L-shaped enclosed garden with a paved patio, timber shed, and EV charger.



LOCATION

The village of Farndon lies approximately 9 miles south of Chester City centre and provides local amenities including a hair studio, beauty studio, pharmacy, newsagent, butcher, Lewis's Coffee Lounge and doctors surgery, the Hare Public House, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach, including Bishops Heber Malpas, Christleton High, Great Boughton and Abbey Gate College are located in nearby Saughton. The adjoining village of Holt offers a further range of shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is also available to all the motorway networks

DIRECTIONS

Start at 33 Lower Bridge Street, Chester, UK. Head north on Lower Bridge Street towards Grosvenor Street/A5268. After 0.1 miles, turn right onto Pepper Street/A5268 and continue to follow A5268 for 0.4 miles. Turn right onto Foregate Street/A5268 and continue to follow A5268 for 0.1 miles. Then, turn right onto The Bars/A5268, and after 0.6 miles, make a slight left onto Boughton/A51, continuing to follow A51 for 1.2 miles. Turn right onto Challinor Street/A51 and then right again to stay on Challinor Street/A51. After 0.1 miles, turn right onto Christleton Road/A51. Continue on A51, passing through Chester City Centre, Huntington, and Farndon. At 1.3 miles, turn left onto Sandy Lane/B5130 and continue to follow B5130 for 2.8 miles. At the roundabout, take the 2nd exit to stay on B5130. Continue on B5130 for 5.8 miles and then turn right to stay on B5130 for another 2.2 miles. After 8.0 miles, continue onto Chester Road for 0.7 miles. Turn left onto Shearwater Road and, after 0.2 miles, turn right to stay on Shearwater Road, turn right onto Harrier Way.



ENTRANCE HALL

The property is entered through a composite double-glazed front door, opening into an inviting entrance hall with a radiator and stairs rising to the first-floor accommodation. Doors lead off to the kitchen/dining room, living room, and cloakroom WC.



CLOAKROOM WC

5'8" x 2'8"

Fitted with a modern white suite comprising a dual flush low-level WC and a pedestal washbasin with tiled splashback. The room also includes a radiator and an extractor fan.



LIVING ROOM

14'7" x 10'6"

This bright and airy space features two radiators, a front-facing window, and UPVC double-glazed French doors that open out to the rear garden.



KITCHEN/DINING ROOM

11'4"7" x 9'5"

Laid with woodgrain-effect ceramic tile flooring, this dual-aspect room benefits from windows to the front and side elevations, both fitted with plantation shutters. There is a radiator and a stylish range of Shaker-style wall, base, and drawer units complemented by chrome handles and woodgrain-effect work surfaces. A stainless steel one-and-a-half bowl sink unit with an adjustable mixer tap is set beneath one of the windows. Integrated appliances include a stainless steel double oven, a five-ring gas hob with extractor hood above, fridge/freezer, washer dryer, and dishwasher.



FIRST FLOOR LANDING

With access to the loft space and doors leading to a built-in storage cupboard, three bedrooms, and the family bathroom.



PRINCIPAL BEDROOM

10'8 x 8'9

With a side-facing window and radiator beneath, fitted double wardrobes, and an internal door leading to the ensuite shower room.



ENSUITE SHOWER ROOM

7'3 x 5'3

Fully tiled and fitted with a chrome heated towel rail, an opaque front-facing window, and a ceiling-mounted extractor fan. The suite includes a dual flush low-level WC, a pedestal wash hand basin with mixer tap, and a shower enclosure with a thermostatic shower.



BEDROOM TWO

9'9 x 8'2

With a side-facing window and radiator below.

BEDROOM THREE

9'9 x 5'9

(Currently used as an office – no photograph available)

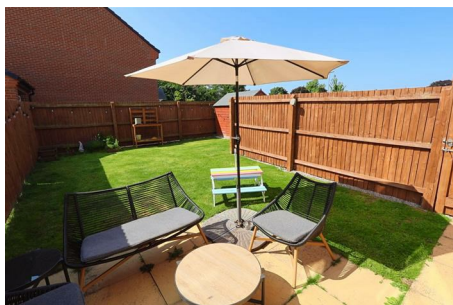
With a front-facing window and radiator beneath.



BATHROOM

5'5 x 6'0

Fitted with a contemporary white three-piece suite comprising a panelled bath with thermostatic shower and protective screen above, a dual flush low-level WC, and a pedestal washbasin. Partially tiled walls, a chrome heated towel rail, an opaque front-facing window, and a ceiling-mounted extractor fan complete the room.



GARDEN

An L-shaped, enclosed rear garden mainly laid to lawn with a paved patio area that enjoys a sunny, south-facing orientation. Additional features include a concrete hardstanding area with a timber shed, outside lighting, a water supply, power supply, and an electric vehicle charger.



EXTERNALLY

Situated on a corner plot, the property features a lawned garden with hardstanding pathways and twin off-road parking spaces. There is timber-gated side access leading to the enclosed rear garden. Above the front door canopy, to the left-hand side, is a courtesy light.



SERVICES TO PROPERTY

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

Council Tax: Band D - £2350.12

Tenure: Freehold

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.

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