

Town & Country

Estate & Letting Agents

Belmont Drive, Saltney Ferry

Offers In The Region Of



This semi-detached house presents an excellent opportunity for those seeking a property with potential. Boasting three well-proportioned bedrooms, a spacious living room, kitchen/ dining area and wet room. Having the benefit of off-road parking, mature gardens and brick outbuildings. Available with no onward chain viewing is essential to appreciate this lovely home.

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DESCRIPTION

Belmont Drive is an ideal purchase for families or individuals looking for a property to make their home or wanting extra space. Requiring a degree of modernisation the property benefits from both modern UPVC double glazing and gas central heating. The internal accommodation comprises of an entrance hall, a spacious living room, and kitchen with a dining area. Off the first floor are three bedrooms and a spacious wet room. Externally, there is off-road parking to the front, alongside a lawned and shrubbed garden. A timber gate provides side access to the rear garden, which is mainly laid to lawn with mature shrubbed borders and brick-built outbuildings providing extra storage or potential for a workshop. All enclosed by concrete posts and timber fence panels.



LOCATION

Situated in an ideal location convenient for the various facilities within Saltney and the expanding Broughton Retail Park as well as the world famous Airbus Aviation facility, this property is also convenient for the wide array of facilities within Chester, as well as the Chester Business Park. Excellent onward connections to the wider North West road communications network can be accessed via nearby junctions with the A483 and A55 expressways; and fast and efficient mainline railway services to London and other significant areas of the country are available from the Chester General Railway Station.

DIRECTIONS

From Chester, proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout, taking the fourth exit onto Hough Green. Proceed along Hough Green as it continues into Saltney, and proceed along the Saltney high street for a further distance in the direction of Bretton and Broughton. Just prior to the right hand turning for Sandycroft and Queensferry, take the right hand turning into Mainwaring Drive. Take the second left hand turning into Belmont Drive and the property will be located by our For Sale Board.

ENTRANCE HALL

The property is entered through a composite opaque double-glazed front door, which opens into the entrance hall. The hall features wood-grain effect laminate flooring, a radiator, a side-facing window, and doors leading to the kitchen and living room. A straight staircase with a spindle banister rises to the first-floor accommodation.



LIVING ROOM

12'9 x 13'4 (max)

With wood-grain effect laminate flooring, a radiator, and a bay window facing the front elevation.



KITCHEN/DINING ROOM

19'7 x 11'5 (max)

The kitchen is fitted with a range of wall, base, and drawer units complemented by decorative handles and ample worktop space. It features a stainless steel single drainer sink with a mixer tap and tiled splashback. There is a cupboard housing the gas Worcester combination boiler, space and plumbing for a washing machine and dishwasher, and room for a range cooker. The flooring is a grey wood-grain laminate effect. Additional features include a radiator, an understairs storage cupboard, a side-facing window, and French doors opening onto the rear garden.



DINING AREA

FIRST FLOOR LANDING

The landing features a side-facing window, a built-in shelving/storage area, and access to the loft. Doors lead to all three bedrooms and the wet room.



WET ROOM

6'10 x 7'9

Comprising fully tiled walls, a wall-mounted electric shower with seat, a wash hand basin, a low-level WC, radiator, and opaque windows to both the rear and side elevations.



BEDROOM ONE

12'0 x 11'8

With a radiator and a front-facing window.



BEDROOM TWO

12'0 x 8'8

With a radiator and a rear-facing window.



BEDROOM THREE

8'1 x 7'3 (max)

With a radiator and a front-facing window.



EXTERNALLY

To the front of the property, there is off-road parking alongside a lawned garden with a colourful striped border and a boundary hedge. Timber side access leads along the side of the property to the rear garden, with a door into an outbuilding/office space. The rear garden is accessed via a timber gate at the side of the property, leading to a paved pathway that runs alongside a gravelled area. The garden is mainly laid to lawn, with shrubbed borders and enclosed by a series of concrete posts and timber fence panels.



OUTBUILDINGS

There are three brick-built outbuildings of varying sizes, all with power, lighting, and an external water supply.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band C £2,088.99

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

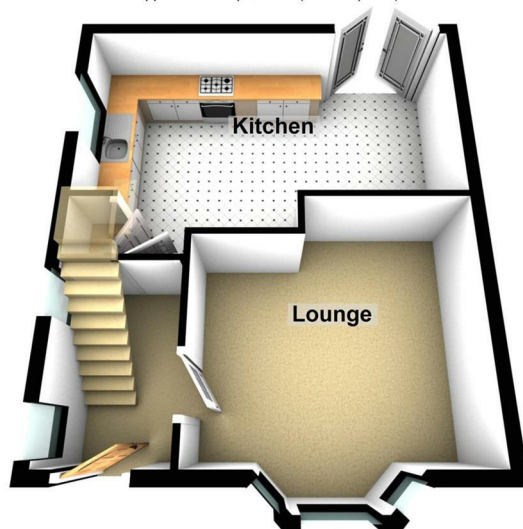
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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.

Ground Floor

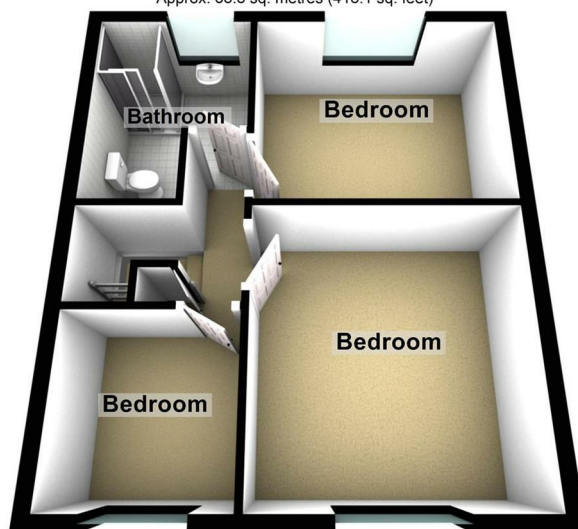
Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.4 sq. feet)

First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

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.