

# Town & Country

Estate & Letting Agents

Bythom Close, Christleton

Offers In The Region Of

£270,000



Nestled in the charming village of Christleton, Chester, this semi-detached house on Bythom Close presents an excellent opportunity. With its prime location, residents will enjoy convenient access to local motorway networks, the vibrant Chester city centre, and a selection of reputable schools, making it an ideal choice for those seeking both tranquillity and connectivity.

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## DESCRIPTION

Situated in a highly desirable village location offering easy access to local motorway networks, Chester city centre, reputable schools, and a wealth of everyday amenities, this well-presented three-bedroom property benefits from UPVC double glazing and gas central heating.

Freshly carpeted and offered with no onward chain, the internal accommodation briefly comprises an entrance hall, living room, dining room, and kitchen. The first floor provides access to a modern three-piece bathroom suite and three bedrooms.

Externally, the front of the property features gated access to a lawned garden with hedged borders. Side access leads past a brick outbuilding to a generously sized rear garden, mainly laid to lawn, with a timber gate opening to off-road parking for multiple vehicles.



## LOCATION

The village of Christleton is ideally situated close to the city of Chester, within the centre of the village is the beautiful church of St James, and the nearby Shropshire Union Canal passes through. Christleton Pond is noted for its abundance of ducks and swans. The village has an active resident community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and the Chester Southerly By-Pass which leads to North Wales.



## ENTRANCE HALL

11'4 x 5'6

The property is entered via a leaded double-glazed composite front door, which opens into the entrance hall. This space includes a radiator, a side-facing window, and an under-stairs storage cupboard housing the Ideal gas combination boiler. Doors lead off to the living room and kitchen.



## DINING ROOM

9'0 x 9'9

The dining room benefits from wood grain effect laminate flooring and recessed ceiling downlights. A radiator is positioned on one wall, and UPVC double-glazed French doors open directly to the rear garden. There is an open throughway connecting to the kitchen.



## LIVING ROOM

12'2 x 11'1

This room features a bow window to the front elevation with a radiator positioned below. It also includes an Adam-style fireplace with an electric burner-style fire.



## KITCHEN

8'8 x 8'6

The kitchen is fitted with a range of light wood grain effect wall and base units, with work surfaces housing a stainless steel single-drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, a built-in storage cupboard, recessed ceiling downlights, and windows to both the rear and side elevations. A single-glazed back door provides further access to the garden.

## FIRST FLOOR LANDING

The landing offers access to the loft and features an opaque side-facing window. Doors lead off to the bathroom and all three bedrooms.



## BATHROOM

6'9 x 5'4

Fitted with a modern three-piece suite comprising a panelled bath with mixer tap and electric shower over, a dual flush low-level WC, and a pedestal wash hand basin with mixer tap. The floor is ceramic tiled, and the walls are fully tiled. Additional features include a radiator, opaque windows to the rear and side elevations, and recessed ceiling downlights.



## BEDROOM ONE

11'3 x 11'0

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



## BEDROOM TWO

11'6 x 8'6

Another well-proportioned room with a rear-facing window and a radiator.



## BEDROOM THREE

7'8 x 7'8

An L-shaped room featuring a built-in wardrobe, a side-facing window, and a radiator below.



## EXTERNALLY

From the front, the property is approached through a gated entrance leading to a concrete pathway, flanked by a lawned garden with hedged borders. Side access to the rear garden runs alongside a brick outbuilding and leads to a concrete patio area, which opens up to a generously sized lawned garden. A timber gate at the rear provides access to off-road parking for several vehicles. There is also outside lighting.

The brick outbuilding measures 7'9" x 6'0", featuring a wooden access door and a single-glazed window.



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## SERVICES TO PROPERTY

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

Tenure: TBC

Council tax: C £2126

## 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.

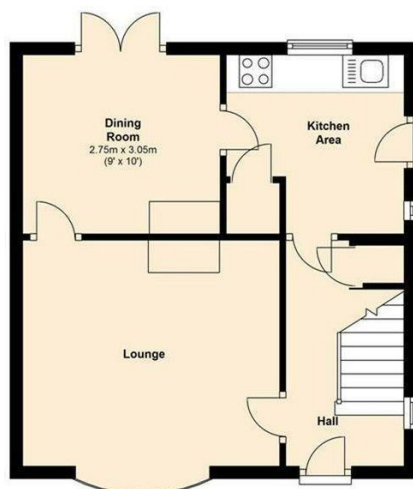
## MORTGAGE SERVICES

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. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

## First Floor

Approx. 35.6 sq. metres (383.5 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		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	