

Town & Country

Estate & Letting Agents

Mannings Lane South, Chester

£295,000



This charming four-bedroom semi detached home offers two spacious reception rooms and four generously sized bedrooms. Additionally, the converted loft space adds versatility, making it an excellent option for a home office or playroom. The inclusion of a garage offers secure parking and additional storage options. Situated in a prime location, don't miss your chance to make this delightful property your new home.

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DESCRIPTION

Located in a popular suburb of Chester, this spacious four-bedroom property offers convenient access to the city centre, Hoole, local amenities, and motorway networks. The home benefits from gas central heating and uPVC double glazing. The accommodation comprises an entrance hall, a sitting/dining room, a well-equipped kitchen with gloss units and a central island, a large living room, and a ground floor bedroom with en-suite wet room. The first floor offers a shower room and three bedrooms, including the principal suite with en-suite bathroom. A spiral staircase leads to the converted loft space, which includes power, lighting, heating, skylights, and storage. The property also includes off-road parking and a garage.



LOCATION

Mannings Lane is situated within the residential suburb of Hoole, a perennially popular location, Hoole 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 north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Continue straight onto Street Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. Turn left onto Mannings Lane South. Turn right to stay on Mannings Lane South. Destination will be on the right.



ENTRANCE HALL

9'7" x 5'5"

Entered through a composite double-glazed front door, the entrance hall features wood grain effect laminate flooring, a radiator, and a window to the side elevation. Internal doors include a light oak veneer door opening to the living room, and a partially glazed light oak veneer door leading to the dining/sitting room.



DINING/SITTING ROOM

13'9" x 10'7"

With a window to the front elevation and a radiator beneath, this room features porcelain tiled flooring with a central patterned inlay and an open doorway leading into the kitchen.



KITCHEN

13'9" x 9'4"

The kitchen is fitted with a range of gloss wall, base, and drawer units complemented by chrome handles and a central island with a granite work surface incorporating a breakfast bar. The work surfaces house a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, a five-burner gas hob with extractor hood above, a microwave, and a washing machine. There is also space for an American-style fridge freezer.

Additional features include porcelain tiled flooring, a radiator, under-stairs storage cupboard with lighting, recessed downlights in the ceiling, and a uPVC double-glazed door opening to the rear garden/yard. An internal door leads to the ground floor bedroom.



LIVING ROOM

19'1" x 10'8"

A spacious room featuring a continuation of the wood grain effect laminate flooring from the entrance hall, a front-facing window, and two radiators. A sliding pocket door leads to the ground floor bedroom and en-suite.



FIRST FLOOR LANDING

Featuring a spiral staircase rising to the loft and doors leading to the shower room and three bedrooms, including the principal bedroom with en-suite bathroom.



SHOWER ROOM

6'7" x 5'2"

Fitted with a three-piece white suite comprising a corner shower enclosure with electric shower, a low-level WC, and a vanity unit with integrated wash basin and mixer tap. Fully tiled walls, ceramic tiled flooring, a chrome heated towel rail, opaque window to the rear elevation, and recessed downlights complete the space.



PRINCIPAL BEDROOM

10'9" x 10'8"

With a front-facing window and radiator. A door leads to the en-suite bathroom.



EN-SUITE BATHROOM

10'8" x 7'1"

Installed with a sunken spa bath with marble edging and thermostatic shower over, along with a protective screen. Additional features include a wash hand basin with mixer tap, dual flush low-level WC, and bidet. The floor is porcelain tiled, the walls fully tiled, and there is a radiator, an opaque rear window, and recessed downlights in the ceiling.



BEDROOM TWO

14'0" x 9'8" (max)

With two windows facing the front elevation and a radiator.



BEDROOM THREE

8'8" x 7'1"

Rear-facing window and radiator.



GROUND FLOOR BEDROOM AND ENSUITE

10'8" x 9'2"

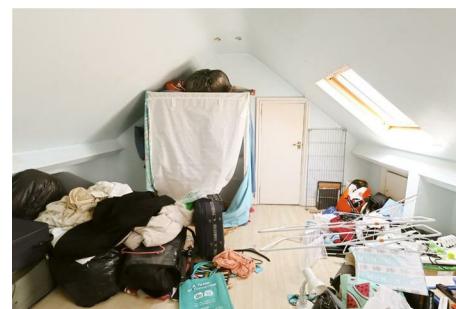
With wood grain effect laminate flooring, a window to the rear elevation, a radiator, and a sliding pocket door leading to the en-suite wet room.



ENSUITE WETROOM

Fitted with a wall-mounted dual-head thermostatic shower, a dual flush low-level WC, and a wall-mounted wash basin with mixer tap

and separate handheld shower extension. The walls are fully tiled, the ceiling is uPVC panelled, and there is an opaque window to the rear elevation.



LOFT

14'1" x 4'0"

Featuring timber laminate flooring, radiator, access to eaves storage, recessed downlights, and two timber-framed double-glazed skylights to the rear. A door leads to a walk-in storage space with lighting and an additional double-glazed timber-framed skylight.

GARAGE

Positioned to the rear of the property, the garage is accessed from the front via double doors or from the side through a uPVC double-glazed door. Off-road parking is located directly in front.



EXTERNAL

To the front of the property is a low brick wall with iron railings and gates. Double gates open to brick block off-road parking. Outside the main entrance is a canopy porch with an external light.

The rear garden/yard has timber side access opening to a paved area and decked patio, outside lighting, and a water supply. A single garage is located to the rear with off-road parking positioned in front.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax: Band B - £1832.96

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

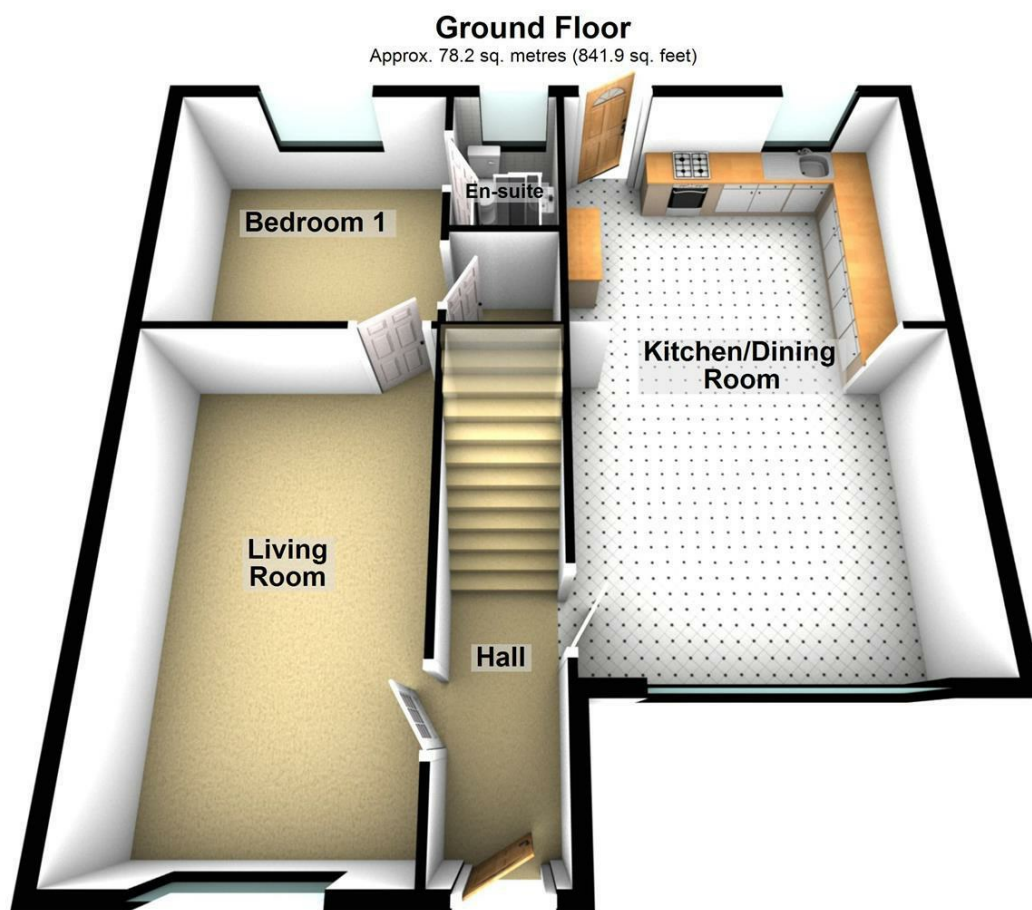
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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.