

Town & Country

Estate & Letting Agents

Parkgate Road, Chester

No Onward Chain £229,950



Nestled on Parkgate Road in the charming city of Chester, this delightful town house offers a perfect blend of comfort and convenience. Providing adaptable accommodation, including three bedrooms, a downstairs cloak and conservatory, Having gardens to the front and rear with the advantage of off road parking and a single garage. Viewing is advised to appreciate all this lovely home has to offer.

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DESCRIPTION

This lovely town house presents an excellent opportunity for anyone looking to settle in a desirable area of Chester, combining modern living with the charm of a traditional home for a located just a short walk from Chester city centre. The property offers gas central heating and uPVC double glazing throughout. The accommodation comprises an entrance hall with a downstairs cloakroom WC, a fitted kitchen, and a living/dining room with a conservatory off. The first floor provides access to three bedrooms and a four-piece bathroom suite. Externally, the front garden features mature shrubs and planting, while the rear includes off-road parking, a single garage, and a low-maintenance garden with a favourable south-westerly aspect.



LOCATION

This modern end town house is most conveniently located within a short walk of City centre with its renowned Roman walls and Chester Racecourse. Local shopping facilities include a Morrison's Superstore together with a range of shops for everyday needs at The Bache, where there is also a Railway Station on the Chester to Liverpool line. Leisure facilities include a Total Fitness Leisure Centre on Liverpool Road, the Northgate Arena Leisure Centre, together with an 18 hole Golf Course and Tennis Courts nearby in Upton. Good road links facilitate daily travel to the surrounding areas of commerce and industry.

DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, At the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate St/A5116, Continue straight onto Parkgate Rd/A540. Turn left and the property will be located by our Town & Country for sale board.



ENTRANCE HALL

The property is entered through a timber, single-glazed front door which opens into an entrance hall. This space includes a radiator and stairs rising to the first-floor accommodation, with a storage cupboard located underneath. A door leads to the WC, while a glazed door opens into the living room. An open thoroughway also leads directly into the kitchen.



KITCHEN

11'6" x 6'0"

The kitchen is fitted with a range of wood grain-effect wall, base, and drawer units, complemented by opaque display cabinets and stainless steel handles. The work surfaces house a stainless steel single drainer sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, electric hob, and extractor hood above. There is space and plumbing for a washing machine, along with space for a freestanding fridge-freezer. The walls are partially tiled, with a radiator and a window facing the front elevation.



LIVING ROOM

18'6" x 12'8"

This spacious room features a radiator, a window, and a

glazed door leading into the conservatory. At the centre of the room is an electric fire with a marble hearth and an Adam-style surround.



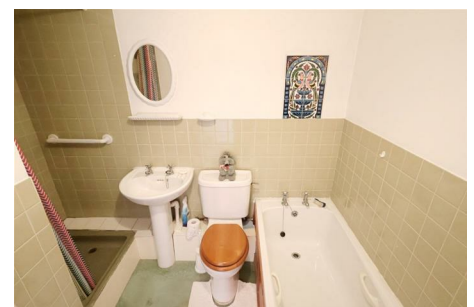
CONSERVATORY

11'0" x 7'9"

Constructed with brick walls and a uPVC double-glazed frame, the conservatory includes a ceramic tiled floor and a radiator. Integrated French doors open out to the rear garden.

FIRST FLOOR LANDING

The landing provides access to the loft space via a retractable ladder and offers doors leading to the bathroom and all three bedrooms.



BATHROOM

7'0" x 7'9"

Fitted with a white three-piece bathroom suite and a separate shower enclosure with a wall-mounted electric shower. The walls are partially tiled, and the room features a radiator and a ceiling-mounted extractor fan.



BEDROOM ONE

11'1 x 10'8

Overlooking the front elevation, this bedroom includes a window with a radiator beneath, an airing cupboard, and a built-in double-door wardrobe.



BEDROOM TWO

12'8 x 6'0

This bedroom benefits from a built-in double-door wardrobe, a radiator, and a rear-facing window with views over rooftops towards the Clwydian Range.



BEDROOM THREE

9'8 x 5'4

Also enjoying rear-facing views toward the Clwydian Range and Moel Famau, this bedroom includes a radiator and a built-in double-door wardrobe.



EXTERALLY

The property is approached via a paved pathway that divides well-stocked shrub gardens, featuring a variety of mature plants and shrubs.

Vehicle access is available to the rear of the property via Lorna Street, leading to off-road parking and a single garage. The rear garden is low maintenance, predominantly paved, and enjoys a south-westerly orientation. A shrubbed flower bed and double iron-gated access add to the garden's appeal.



GARAGE

A brick-built single garage, equipped with power and lighting. Entry is via a single-glazed timber door at the rear or an up-and-over garage door at the front.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £2,126.00

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.

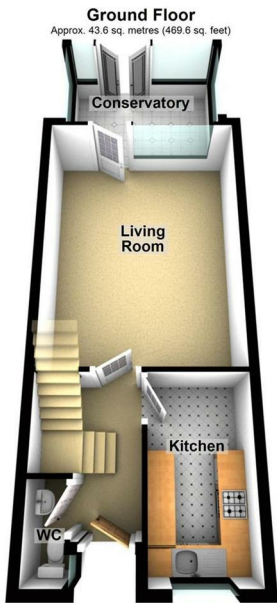
SUBMIT AN OFFER

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

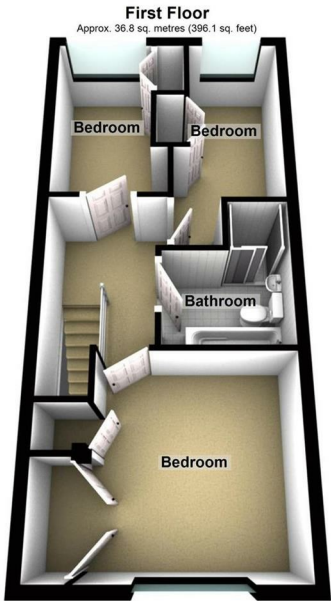
MORTGAGE SERVICES

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. 80.4 sq. metres (865.7 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	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	