

Town & Country

Estate & Letting Agents

Craithie Road, Vicars Cross

Offers In Excess Of £350,000



Nestled in the highly sought-after suburb of Vicars Cross, Chester, this charming extended semi-detached house on Craithie Road presents an excellent opportunity. With its prime location, residents will enjoy easy access to the vibrant city centre, convenient motorway links, and a selection of outstanding schools, as well as a variety of local amenities.

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DESCRIPTION

Located in a highly desirable Chester suburb within 15 minutes walking distance to both the city centre and train station, this extended three-bedroom semi-detached property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises: entrance hall, spacious living room, kitchen/dining room with open access to the conservatory, and a doorway leading to the utility room, shower room, and study/sitting room - these rooms could potentially be used as a granny annex, as the door between the kitchen and side extension can be locked. The first floor provides access to three bedrooms and a modern bathroom suite.

Externally, the front of the property offers block-paved off-road parking and a raised planter. The rear garden includes a paved patio, lawned area, sleeper-raised planters, and a fixed seating area with slate chippings—ideal for outdoor entertaining.



LOCATION

Situated in a popular location of Vicars Cross, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Chester city centre is approximately 10 minutes travelling distance by car. Easy access is also enjoyed to the outer ring road and the links to the M53/M56 motorway networks.

DIRECTIONS

From our Chester Branch: Head north on Lower Bridge St towards Grosvenor St/A5268, Turn right onto Pepper St/A5268, Continue to follow A5268, Turn right onto Foregate St/A5268, Continue to follow A5268, Turn right onto The Bars/A5268, Slight left onto Boughton/A51, Continue to follow A51, Turn left onto Green Ln, Turn left onto Melrose Ave, Turn

right onto Barkhill Rd, Turn left onto Craithie Rd, the property will be on the right.

ENTRANCE HALL

Featuring engineered light oak flooring, a window to the side elevation, and an internal door opening into the living room.



LIVING ROOM

17'2 x 11'0

A spacious living area with a continuation of the engineered light oak flooring, a radiator, recessed ceiling downlights, and a large window facing the front elevation. A glazed door opens to the inner hallway.



INNER HALLWAY

Also fitted with engineered light oak flooring, with stairs rising to the first-floor accommodation, a cloaks cupboard, and a glazed door leading to the kitchen diner.



KITCHEN DINER

17'2 x 13'0

An L-shaped kitchen/dining room with ceramic tiled flooring, a chrome column-style radiator, recessed ceiling downlights, and an open throughway into the conservatory. An opaque glazed door opens into the utility room. The kitchen is fitted with a range of light oak woodgrain-style wall, base, and drawer units, complemented by display cabinets and stainless steel handles. There's ample work surface space, an integrated breakfast bar, and a half bowl sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel oven with a five-ring gas hob and extractor hood above, a dishwasher, fridge, and freezer.



UTILITY ROOM

11'7 x 6'6

Fitted with Karndean woodgrain-effect flooring and a base unit with a stainless steel handle and worktop above, housing a stainless steel single drainer sink unit with mixer tap. There's space and plumbing for a washing machine, and a wall-mounted gas combination boiler. The ceiling includes an extractor fan and recessed downlights. A window faces the rear elevation, and a uPVC double-glazed door provides access to the rear garden.





CONSERVATORY

10'10 x 8'8

With a continuation of the ceramic tiled flooring from the kitchen diner, this bright space features a uPVC double-glazed frame, underfloor heating, and integrated French doors opening onto the rear garden.



STUDY/SITTING ROOM

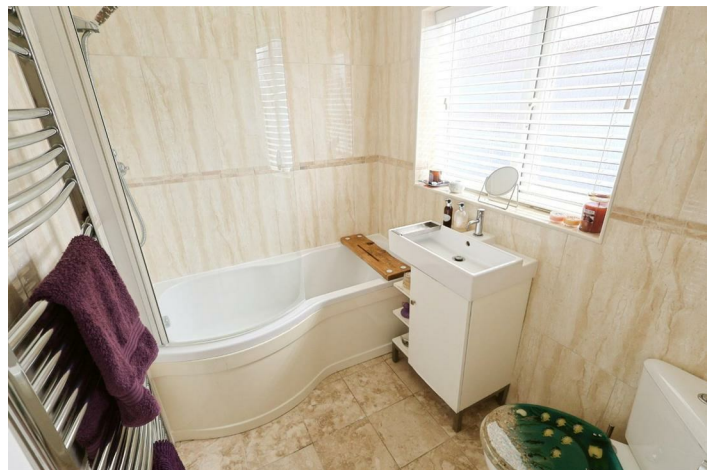
12'3 x 7'6

With a continuation of the Karndean woodgrain-effect flooring, this versatile room is accessed directly from the front of the property via a UPVC double-glazed door. A side window sits above a radiator, and two double-glazed skylights are set within the ceiling.



SHOWER ROOM

Fitted with a modern white three-piece suite comprising a corner tiled shower enclosure with electric shower, a dual-flush low-level WC, a vanity unit with wash hand basin and mixer tap and a chrome heated towel rail. Features include an extractor fan, recessed ceiling downlights, and a double-glazed skylight.



BATHROOM

6'7 x 5'0

Fitted with a modern white three-piece suite, including a P-shaped panel bath with thermostatic shower and curved protective screen, a vanity unit with wash basin and mixer tap, and a corner low-level WC. Features include fully tiled walls, ceramic tile flooring, a chrome heated towel rail, an opaque window to the side elevation, and recessed ceiling downlights.



BEDROOM ONE

13'0 x 10'6

With a window facing the front elevation, a radiator below, and a built-in double wardrobe with two sliding mirrored doors.



BEDROOM THREE

9'7 x 6'0

With a window to the front elevation and a radiator.



BEDROOM TWO

11'1 x 9'5

Featuring Karndean woodgrain-effect laminate flooring, a built-in double wardrobe, a window to the front elevation, and a radiator.



EXTERNALLY

To the front of the property is block-paved off-road parking, a raised planter, a UPVC double-glazed door providing access to the property's extension, and a composite opaque leaded double-glazed door leading to the entrance hall. The rear garden includes a generously sized paved patio, a lawned garden, sleeper-raised planters, and a fixed sunken seating area, providing extra privacy. Additional features include a water supply, and external power points.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: C £2094.81

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling

to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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