

# Town & Country

Estate & Letting Agents

Wordsworth Crescent, Chester

£165,000



Nestled in the desirable area of Wordsworth Crescent, Blaenau, Chester, this charming end-terrace house presents an excellent opportunity. With its prime location, residents will enjoy convenient access to Chester city centre, local motorway networks, and a variety of everyday amenities, including the nearby Greyhound Retail Park.

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## DESCRIPTION

Ideally located for easy access to Chester city centre, local motorway networks, and a variety of day-to-day amenities including the Greyhound Retail Park. This light and spacious three-bedroom property briefly comprises an entrance porch, reception hall, kitchen, and a generously sized triple-aspect living/dining room. The first floor offers three bedrooms, a modern white three-piece bathroom suite, and access to the loft.



## LOCATION

This location offers excellent convenience for access to Chester city centre and the inner ring road, which connects to the M53 and M56 motorway networks. The nearby A548 also provides easy access to Queensferry and Deeside. The property is just a short walk from a regular bus service to the city centre and is surrounded by a variety of quality local amenities such as the Greyhound Retail Park offering a great selection of shops, while major supermarkets such as Asda, Tesco, and Aldi, are also within easy reach.

## DIRECTIONS

From our Chester Branch: Head south on Lower Bridge St towards St Olave St, Turn right onto Castle St, At the roundabout, take the 2nd exit onto Nicholas St/A5268, Continue to follow A5268, At the roundabout, take the 1st exit onto Upper Northgate St/A5116, Continue

straight onto Parkgate Rd/A540, At Parkgate Rd Roundabout, take the 2nd exit onto Blacon Ave, Go through 1 roundabout, At the roundabout, take the 2nd exit onto Shelley Rd, Turn right onto Wordsworth Cres,

## ENTRANCE PORCH

The property is entered through a UPVC double-glazed front door, which opens into an entrance porch. An internal patio door leads from the porch into the reception hall.

## RECEPTION HALL

9'4 x 7'9

Featuring attractive wood grain effect laminate flooring, the hall includes stairs rising to the first-floor accommodation, a radiator, and a door opening into the kitchen.



## KITCHEN

11'5 x 10'5

The kitchen is fitted with a range of contemporary grey base units with matching work surfaces, housing a resin single-drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include an oven and an electric hob. The flooring is ceramic tile, and there is a window overlooking the rear elevation. A timber single-glazed stable-style door provides access to the rear garden. A partially glazed door opens into the living/dining room.



## LIVING/DINING ROOM

21'8 x 10'7

This spacious, triple-aspect room benefits from wood grain effect laminate flooring and windows to the front, rear, and side elevations, offering ample natural light.



## FIRST FLOOR LANDING

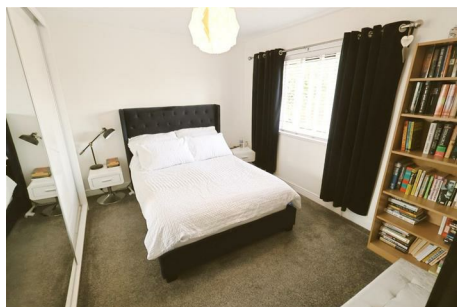
Provides access to the loft and doors opening to all three bedrooms, the bathroom, and the airing cupboard.



## BATHROOM

7'5 x 5'9

Fitted with a modern white three-piece suite comprising a panelled bath with Victorian-style mixer tap and handheld shower attachment, dual-head electric shower over, dual-flush low-level WC, and a pedestal wash basin. The walls are partially tiled, and there are two opaque windows to the rear elevation.



## BEDROOM ONE

11'2 x 10'6

A good-sized double bedroom with a window overlooking the rear garden.



## BEDROOM TWO

10'6 x 9'5

A second double bedroom with a window facing the front elevation.



## BEDROOM THREE

9'6 x 6'7

A single bedroom with a window to the front elevation.



## EXTERNALLY

The property is accessed through a timber gate, leading to a concrete pathway extending to the front and left-hand side. The front and side gardens are mainly laid to lawn with a hedge border, and a timber gate provides access to the rear garden.

The rear garden is designed for low maintenance and is predominantly paved with tarmac and concrete areas. It includes a large timber summerhouse and is enclosed by brick walling. A timber gate at the rear provides access to the property's allocated off-road parking space.

## SERVICES TO PROPERTY

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

Tenure: Free Hold

Council Tax: A £1595

## ARRANGE A VIEWING

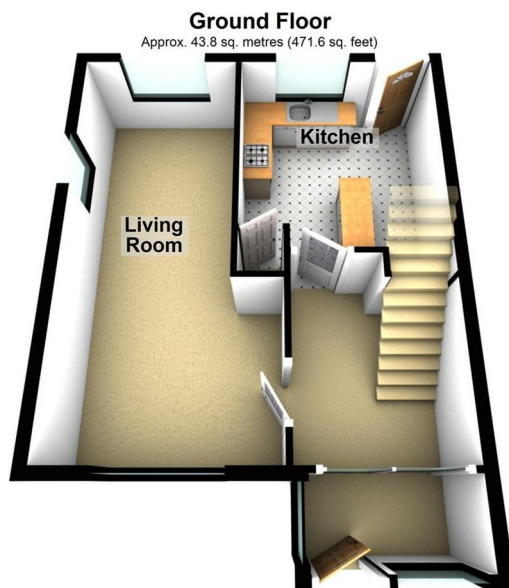
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

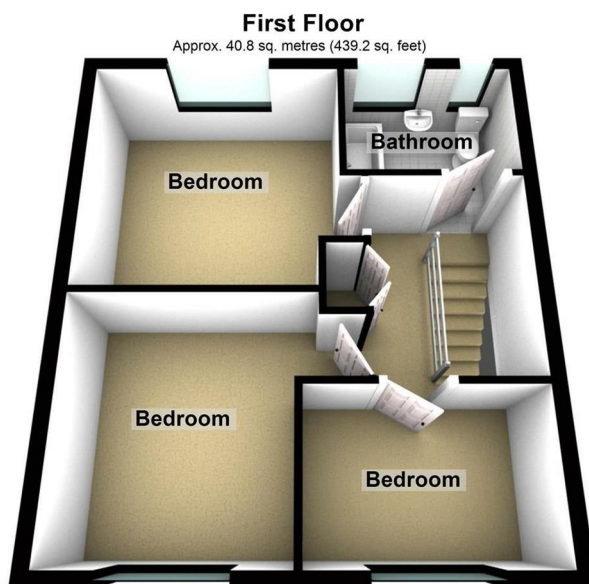
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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. 84.6 sq. metres (910.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      | 77        |
| (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.