

Town & Country

Estate & Letting Agents

Greenway, Chester

£350,000



Nestled in the charming and historic village of Farndon, Chester, this delightful detached family home presents an exceptional opportunity for those seeking both space and comfort. The property boasts a generous layout, enhanced by a thoughtful rear extension that significantly increases its living area.

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DESCRIPTION

Situated in the heart of a highly desirable and historic village, this detached family home offers significantly more accommodation than initially meets the eye, thanks to a rear extension.

The property benefits from gas central heating, UPVC double glazing, and solar panels. The internal layout comprises an entrance porch and hall, a spacious living room, a dining room with patio doors to the rear garden, and a well-appointed kitchen. Upstairs, the first-floor landing gives access to a modern shower room and four bedrooms, with the principal bedroom accessed via a dressing area.

Externally, the front of the property offers a paved and gravel driveway, a single garage, and a lawned garden with a selection of mature plants, shrubs, and trees. The rear garden is also laid to lawn and features further mature planting, a patio, and a powered timber shed.



LOCATION

The village of Farndon lies approximately 9 miles south of Chester City centre and provides local amenities including a hair studio, beauty studio, pharmacy, newsagent, butcher, Lewis's Coffee Lounge and doctors surgery, the Hare Public House, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach, including Bishops Heber Malpas, Christleton High, Great Boughton and Abbey Gate College are located in nearby Saughton. The adjoining village of Holt offers a further range of shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is also available to all the motorway networks

DIRECTIONS

Head north and turn right onto Pepper Street (A5268) Continue on A5268, turning right onto Foregate Street, then The Bars, and then slightly left onto Boughton (A51) Follow A51, turning right onto Challinor Street, then stay on Christleton Road (A51)

Turn left onto Sandy Lane (B5130) and continue on B5130

At the roundabout, take the 2nd exit to stay on B5130 Follow B5130, which becomes Chester Road, then Churton Road

Turn left onto High Street, then continue onto Barton Road

Turn left onto Greenway

ENTRANCE PORCH

The property is entered via a UPVC double-glazed front door, which opens into an entrance porch with windows to the front and side elevations, a ceramic tiled floor, and a further opaque UPVC double-glazed door leading into the reception hall.

RECEPTION HALL

14'0 x 6'5

With stairs rising to the first-floor accommodation and a storage cupboard below. There is a radiator, a built-in storage/cloaks cupboard with a radiator, a door leading to the ground-floor shower room, and glazed doors opening into the living room and kitchen.



SHOWER ROOM

8'4 x 2'4

Fitted with a modern white three-piece suite comprising a shower enclosure with a wall-mounted electric shower, a low-level WC, and a vanity unit with an inset wash basin and mixer tap. The walls are tiled, and there is an opaque window to the side elevation and an extractor fan.



LIVING ROOM

21'3 x 14'1

A generously proportioned reception room with a window to the front elevation, two radiators, a timber-framed single-glazed window to the side, and glazed double doors opening into the dining room.



DINING ROOM

10'9 x 11'0

With a radiator, a glazed door to the kitchen, and a double-glazed aluminium patio door leading out to the rear garden.



KITCHEN

17'8 x 9'5

Fitted with a range of white wall, base, and drawer units complemented by stainless steel handles. There is ample work surface space housing a resin one-and-a-half bowl sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, and space for a tall fridge/freezer. Additional features include a radiator, two high-level windows to the side, one window to the rear, and a UPVC double-glazed door opening to the rear garden.

FIRST FLOOR LANDING

With a window to the side elevation, loft access via a hatch with retractable ladder, and doors leading to the shower room and all four bedrooms.



BEDROOM ONE

12'1 x 7'5

With a built-in double-door wardrobe and two windows overlooking the rear elevation.



DRESSING ROOM

8'4 x 6'6

With a radiator, a pedestal wash basin, and an open throughway into the main bedroom.



EXTERNALLY

To the front of the property is a paved and gravel driveway, which leads along the right-hand side to a single garage. Alongside is a lawned garden, attractively stocked with a variety of mature plants, shrubs, and trees. There is also an external electric vehicle charging point.

The rear garden features a paved patio, a lawned area, and, like the front, is well stocked with a variety of established plants, shrubs, and trees. There is a timber shed with power, an external light, water supply, and an access door to the garage.

GARAGE

16'9 x 7'8

Accessed from the front via a four-panel garage door. The garage is equipped with power and lighting and includes a pedestrian side door (opaque UPVC).

SERVICES TO PROPERTY

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



BEDROOM TWO

19'9 x 8'6

With a high-level window to the side, a radiator, and a dressing area at the rear featuring two built-in double-door wardrobes and a window to the rear elevation.



BEDROOM FOUR

9'3 x 5'7

With a window to the front, a radiator, and a deep built-in over-stairs cupboard housing the Ideal Logic gas combination boiler.



BEDROOM THREE

12'0 x 9'3

Fitted with two sets of double-door wardrobes and high-level storage cupboards. There is a window to the front elevation and a radiator.



FIRST FLOOR SHOWER ROOM

Fitted with a contemporary white suite (details not provided, but assumed similar in style to the ground floor).

Tenure: Freehold
Council tax: E £2924

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.

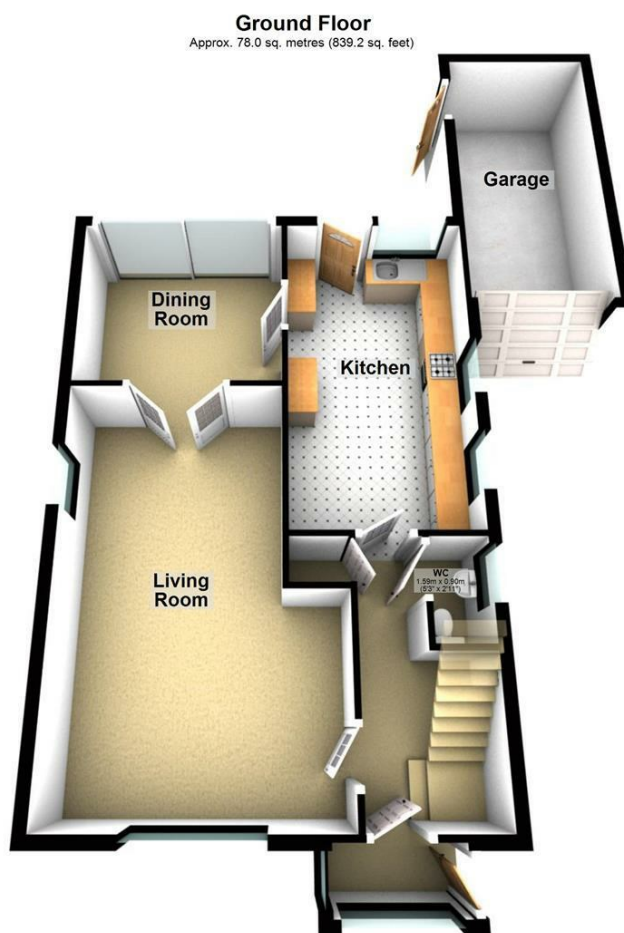
SUBMIT AN OFFER

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.



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