

# Town & Country

Estate & Letting Agents

Priory Close, Chester

£350,000



Nestled in a tranquil cul-de-sac on Priory Close, this charming detached house in Chester presents an excellent opportunity for families seeking a comfortable and convenient lifestyle. Boasting four well-proportioned bedrooms. The home is equipped with UPVC double glazing and gas central heating. Its location is particularly advantageous, providing easy access to Chester city centre, where a wealth of shops, restaurants, and cultural attractions await. Additionally, the nearby Greyhound Retail Park offers a variety of shopping options.

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## DESCRIPTION

Situated in a quiet cul-de-sac within this highly sought-after area of Chester, the property offers easy access to the city centre, Greyhound Retail Park, and a host of other local amenities and attractions. It is approximately a 20 minute walk to 'The Cross' and a 10 minute walk to the Countess Of Chester Hospital. This detached four-bedroom home benefits from UPVC double glazing and gas central heating



## LOCATION

The property occupies a lovely position in one of the most sought-after areas of the city. Good quality housing and a strong local community make it a highly desirable place to live. There are notable independent day schools including King's and Queen's. Local state schools include Overleigh St Mary's Primary, Belgrave Primary and Chester Catholic High School. The school bus for Abbey Gate College picks up on Hough Green. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. It also offers a direct and regular rail service to London Euston (about 2 hours). Chester is the home of the oldest racecourse in the country which provides an extensive programme of horse racing and other events including polo. There is a thriving restaurant and café culture in the city and various other leisure amenities including a picturesque golf courses.

## DIRECTIONS

From our Chester branch: 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, Turn right onto A5116, Turn left onto Liverpool Rd/A5116, At the roundabout, take the 1st exit and stay on Liverpool Rd/A5116, Go through 1 roundabout, Turn left onto Abbots Park, Turn left onto Deanery Cl, Turn left onto Priory Cl Destination will be on the right

## ENTRANCE HALL

12'6 x 7'1

The property is entered via an opaque, leaded, double-glazed uPVC door, opening into a spacious entrance hall with a radiator and stairs rising to the first-floor accommodation. Doors lead off to the cloakroom WC, living room, and kitchen/diner.



## CLOAKROOM WC

5'5 x 7'3

The cloakroom is fitted with a coloured suite comprising a low-level WC and pedestal wash hand basin. There is an opaque window to the side elevation.



## LIVING ROOM

18'0 x 13'0

Featuring a bow window and a second window, both facing the front elevation. The room includes a radiator, ornate coving, moulded ceilings, and an electric fire with a surround.



## KITCHEN/ DINER

18'0 x 8'10

Fitted with a range of oak-style wall, base, and drawer units, complemented by display cabinets and ornate handles. Ample work surface space houses a resin single-bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, microwave, and hob. There is a radiator, two windows facing the rear elevation, and an opaque uPVC double-glazed door leading to the rear porch.



## REAR PORCH

A single-glazed, timber-framed porch with a glazed door opening to the rear garden.

## FIRST FLOOR LANDING

With access to the loft space and a built-in over-stairs storage cupboard housing the Ideal Logic gas combination boiler. Doors lead off to the wet room and all four bedrooms.



## WET ROOM

7'3 x 5'7

A partially tiled wet room fitted with a wall-mounted electric shower, dual flush low-level WC, and wash hand basin. Additional features include a radiator, extractor fan, opaque window to the side elevation, and timber panelled ceiling.



## BEDROOM ONE

10'5 x 9'9

With a window to the front elevation, radiator below, and two built-in wardrobes.



## BEDROOM TWO

10'9 x 8'9

With a window facing the rear elevation and a radiator below. An open throughway leads into:



## BEDROOM THREE

10'0 x 8'6

Also with a rear-facing window and radiator below.



## BEDROOM FOUR

8'8 x 7'3

With a window to the front elevation and radiator below.



## EXTERNALLY

To the front of the property is a low-maintenance, shrubbed slate chip garden. To the left-hand side, there is driveway parking that leads beneath a carport to the garage. A light is positioned to the left of the property's main entrance door. Additionally, opposite the property on the other side of the road is a paved and gravelled area, which also belongs to the property. The rear garden is accessed via a timber side gate. It features concrete and paved pathways leading to a lawned garden with shrubbed beds and borders, enclosed by a combination of brick walling and timber fence panels.



## GARAGE

17'8 x 8'6

Accessible via an up-and-over garage door from the front or through a timber pedestrian door from the rear garden. The garage is fitted with power, lighting, plumbing for a washing machine, and an opaque uPVC double-glazed window to the rear elevation.

## SERVICES TO PROPERTY

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

Tenure: Free hold

Council Tax: D £2392

## ARRANGE A VIEWING

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

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## 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.**

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.

