

# Town & Country

Estate & Letting Agents

Well Lane, Chester

£375,000



Nestled in the sought-after suburb of Newton, Chester, this charming semi-detached house on Well Lane presents an excellent opportunity. Situated in a highly desirable area, residents will enjoy easy access to Chester city centre.

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## DESCRIPTION

Situated in a popular and highly desirable suburb of Chester, this beautifully presented and significantly extended semi-detached property offers easy access to the city centre, motorway links, Chester train station, Hoole, and a variety of amenities, facilities, and well-regarded schools, this property also benefits from UPVC double glazing and gas central heating.



## LOCATION

situated within the residential suburb of Newton, a perennially popular location, Newton is near to a series of highly regarded primary and secondary schools, as well as walking distance of various shopping facilities and the wide array of amenities within Hoole and Chester City. Excellent links to the wider Northwest communications network are available via nearby junctions with the A55 expressway and M53 motorway, along with fast and efficient mainline railway services to London and other significant areas of the country from the Chester General Station.

## ENTRANCE HALL

The property is entered via a leaded and double-glazed composite front door, opening into an entrance hall with grey wood grain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation. A light oak veneer door opens into the living room.



## LIVING ROOM

12'3 x 14'3

Featuring light grey wood grain-effect laminate flooring and a front-facing bay window with integrated plantation shutters. There is a radiator and a partially glazed light oak veneer door leading to the open-plan kitchen/dining/sitting room. A focal point of the room is the tiled fireplace with a cast-iron log burner beneath a light oak mantel. Recessed ceiling downlights complete the room.



## OPEN PLAN KITCHEN/DINING/SITTING ROOM

17'0 x 20'6

Laid throughout with grey wood grain-effect laminate flooring. Two windows face the rear elevation, one with a radiator below. A second radiator is positioned in the dining area. French-style UPVC double-glazed doors open to the rear garden. The ceiling includes recessed downlights and a large double-glazed skylight.

The kitchen area is fitted with a range of attractive gloss-fronted wall, base, and drawer units complemented by stainless steel handles. There is ample worktop space with an integrated breakfast bar and a resin one-and-a-half bowl sink with an adjustable mixer tap. Integrated appliances include a stainless steel double oven, a five-ring gas hob with a sloped extractor hood above, a dishwasher, and a fridge/freezer. A light oak veneer door leads to the utility room.



## UTILITY ROOM

8'3 x 5'5

With matching grey wood grain-effect laminate flooring and wall/base units consistent with the kitchen. There is worktop space with room below for a tumble dryer, as well as plumbing and space for a washing machine. The room includes an extractor fan and a small window to the front elevation.



## CLOAKROOM WC

6'0 x 4'0

Fitted with a dual-flush low-level WC and a vanity unit housing a wash hand basin with mixer tap and tiled splashback. There is also a radiator, recessed ceiling downlights, and a small window to the side elevation.

## FIRST FLOOR LANDING

The landing features a side-facing window, recessed ceiling downlights, and access to the loft space. A floor-to-ceiling storage cupboard with two sliding mirrored doors is fitted. Light oak veneer doors open to the bathroom and three bedrooms.



## BATHROOM

8'8 x 5'6

A beautifully appointed four-piece white suite comprising a P-shaped panelled bath with integrated mixer tap, a corner shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin. Fully tiled walls, opaque windows to the front and side elevations, a chrome heated towel rail, an extractor fan, and recessed ceiling downlights complete the space.



## BEDROOM ONE

16'3 x 9'6

Two front-facing windows with integrated plantation shutters and radiators below. One wall is fitted with a range of wardrobes featuring three sliding doors, one with a mirrored insert. A built-in cupboard houses the gas combination boiler, with additional storage space built above the stairs.



## BEDROOM TWO

9'0 x 7'8

With recessed ceiling downlights, a rear-facing window, and a radiator below.



## BEDROOM THREE

8'3 x 8'8

Also with a rear-facing window and radiator beneath.



## EXTERNALLY

To the front of the property is ample brick-block off-road parking, bordered by a low brick wall, brick pillars, and fence panels to the front boundary. There are low fence panels along the right-hand boundary and timber gates providing side access to the rear garden. Beyond the gates is a paved pathway, outside lighting, and a water supply.

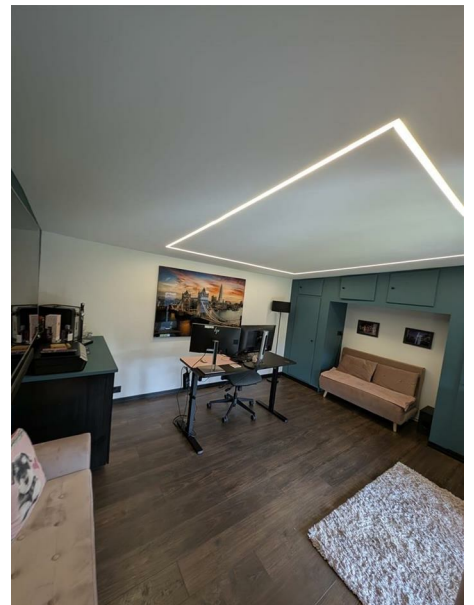
A generous and beautifully landscaped rear garden featuring a paved patio area and a slightly sleeper-raised lawn. A paved pathway to the left leads to a summer house with a decked patio area and timber storage sheds on either side.



## SUMMER HOUSE

10'10 x 14'6

Finished with wood grain-effect laminate flooring, power and light, a wall-mounted electric heater, and fitted storage cabinets and overhead luggage cupboards.



## SERVICES TO PROPERTY

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

Tenure: Freehold  
Council Tax: C 2126

## 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.

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