

Town & Country

Estate & Letting Agents

Annes Way, Queens Park

Offers In Excess Of £675,000



Situated in a quiet cul-de-sac in one of Chester's most desirable areas, this detached family home offers spacious and light-filled accommodation throughout. Key features include a triple-aspect living room, dining room, kitchen/breakfast room, a conservatory and a ground-floor WC. Upstairs offers three double bedrooms and a modern four-piece bathroom. The property benefits from UPVC double glazing, gas central heating, and solar power. Outside, there's ample parking via a brick-block driveway, a garage, carport, and a beautifully maintained rear garden with mature planting and timber fencing.

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DESCRIPTION

Tucked away in a quiet cul-de-sac within one of Chester's most sought-after residential areas, this detached family home offers bright and generously proportioned living space throughout. The property benefits from UPVC double glazing, gas central heating, and solar power, ensuring comfort and energy efficiency. The ground floor features an inviting entrance hall with a cloakroom WC, a spacious triple-aspect living room, dining room with access to the conservatory with views over the rear garden and a kitchen/breakfast room. Upstairs, the first-floor landing leads to three well-proportioned double bedrooms and a modern four-piece family bathroom, with a large storage area also accessible. Externally, the property is approached via a brick-block driveway that leads to both a single garage and a carport. Gated side access opens into a beautifully maintained rear garden, featuring an array of established plants, shrubs, and trees, all enclosed by timber fencing.



LOCATION

Located within the extremely sought after district of Queen's Park, Handbridge, this lovely home lies within a pleasant walk of the city centre over the Old Dee Bridge and within a five-minute walk from the Queen's Park Suspension Bridge, the popular Groves area and just a three-minute walk from The Meadows. Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Local schools are available within the area including Queen's Park High School voted best Secondary School in Cheshire in 2024 (Ofsted 'Good' in all categories 2025), Chester Catholic High School (Ofsted 'Good' in all categories 2025) and Chester University business school achieving 'Best Business School of the Year' in 2024. The area is

also convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.



DIRECTIONS

From Chester branch, head south towards St Olave Street and continue onto Handbridge, crossing the Old Dee Bridge. Follow Handbridge for approximately 0.2 miles before turning left onto Queen's Park Road. Continue onto Queen's Drive, then take a right turn onto Anne's Way, where the destination will be on the right.



ENTRANCE HALL

12'8" x 6'4"

The property is entered via an opaque UPVC double-glazed front door, opening into a welcoming entrance hall. Stairs with spindle balustrades rise to the first-floor accommodation, with an understairs storage cupboard below. The hallway also features a radiator and provides access to the living room, dining room, kitchen, and cloakroom WC.



CLOAKROOM / WC

7'10" x 2'8"

The cloakroom is installed with a low-level WC along with a vanity unit housing a wash hand basin with a tile splashback, a radiator and an opaque window facing the front elevation.



KITCHEN

14'8" x 10'5"

The kitchen is fitted with a range of light oak-style wall, base, and drawer units, complemented by a display cabinet and ornamental handles. Ample work surface space incorporates a stainless-steel single drainer sink unit with mixer tap and tiled splashbacks. There is space for a cooker, a built-in shelved louvre-door storage cupboard, and a ceramic tiled floor. Recessed downlights are set within the suspended ceiling, while two windows overlook the rear garden, and a door leads through to the utility room.

UTILITY ROOM

8'2" x 4'4"

The utility room offers space and plumbing for a washing machine, a tiled floor, and access via a single-glazed timber panel door leading to the side of the property. An internal door also provides convenient access to the garage.



DINING ROOM

11'3" x 9'x8"

Perfect for entertaining having a radiator and patio door off opening to the conservatory.



CONSERVATORY

11'3" x 9'8"

The conservatory is constructed with a low brick wall and a UPVC double-glazed frame, featuring integrated French doors opening out to the rear garden. The space is finished with timber laminate flooring, providing a practical and attractive finish.



LIVING ROOM

19' x 10'8"

A lovely triple-aspect living room with windows to the front and rear elevations, along with a smaller side window, providing plenty of natural light. With two radiators and a coal-effect living flame gas fire, set within a marble hearth and framed by a classic Adam-style surround.



FIRST FLOOR LANDING

16'4" x 5'9"

A lovely light landing with a large window facing the front elevation, a radiator, access to the loft space and doors off opening to the four-piece bathroom suite and to all three double bedrooms



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PRINCIPLE BEDROOM

19' x 10'8"

The principle double-aspect bedroom features windows to both the front and rear elevations, each with radiators beneath. The room also includes a built-in wardrobe with double folding doors, providing ample storage space.



BEDROOM TWO

12'4" x 10'2"

Having a built-in double wardrobe along with a window facing the rear elevation with a radiator below.



BEDROOM THREE

12' x 10'

Also, with a built-in double wardrobe and with two windows facing the rear elevation and a radiator.



BATHROOM

8'2" x 7'10"

The bathroom is fitted with a four-piece suite, including a separate shower enclosure with a thermostatic shower, a panel bath, a low-level WC, and a vanity unit housing a wash basin with a mixer tap. The walls are fully tiled, complemented by recessed downlights set within a suspended ceiling. A radiator and an opaque window to the side elevation complete the room. Additionally, a door provides access to an eaves storage space, currently used by the occupants as a home office, measuring 7'9" x 4'3" and benefits from a window overlooking the side elevation of the property.



EXTERNALLY

Externally the front of property benefits from ample brick-block off-road parking, providing access to both a single garage and a carport. The front garden is beautifully maintained, featuring a neatly laid lawn and well-stocked beds filled with a variety of plants and shrubs. Above the main entrance door is an external courtesy light. The left-hand side of the property leads through

to the rear garden which is predominantly laid to lawn, complemented by a circular paved patio and paved pathways. This beautifully tended space features mature trees established fruit trees, a selection of plants and shrubs, and a timber shed. The garden is fully enclosed by timber fence panels, providing privacy and security.



GARAGE

16'3" x 8'2"

Garage 16'3" x 8'2"

Accessed from the front via double timber doors, the garage is equipped with power and lighting. It houses a wall-mounted Vaillant boiler and features windows to both side elevations. An internal door provides direct access to the property's utility room.

CARPORT

15' x 11'1"

With a pitched roof, power and light, a UPVC double glazed window to the rear elevation and a back door opening to the rear garden.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band F

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

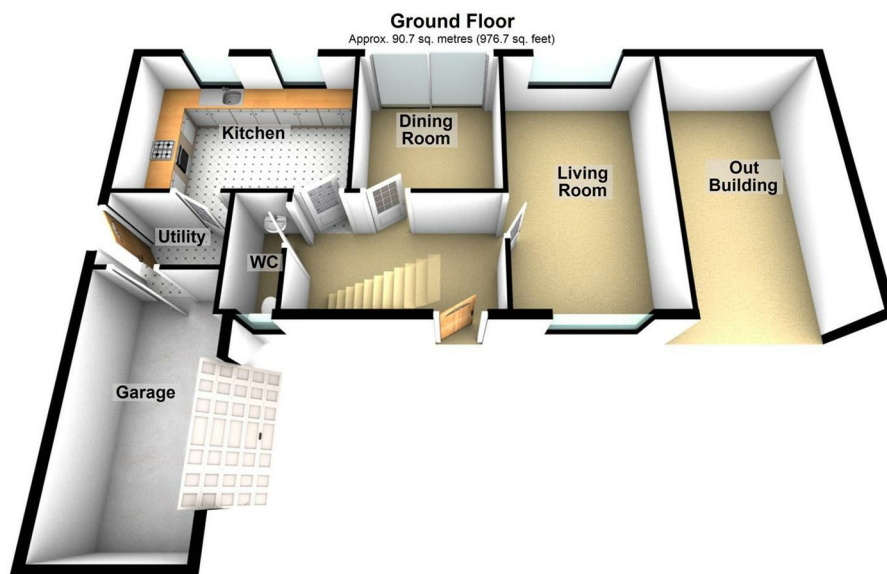
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

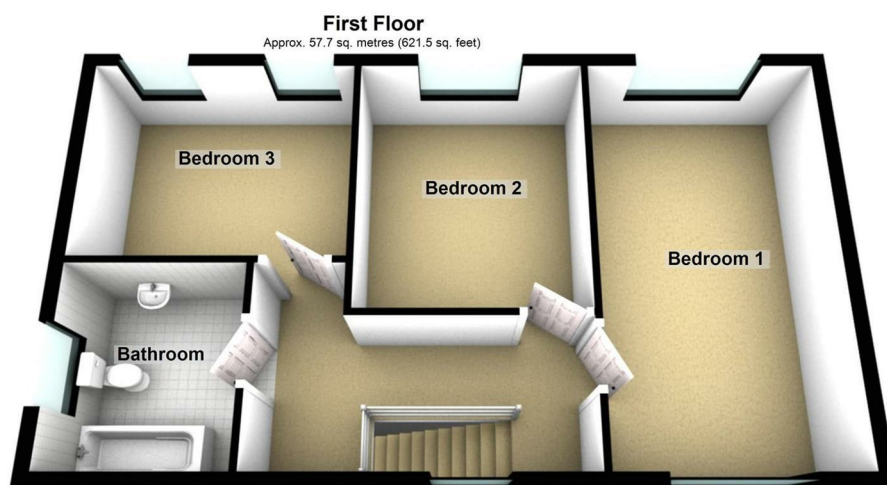
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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. 148.5 sq. metres (1598.2 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 80 |
| (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.