

Town & Country

Estate & Letting Agents

Oldfield Crescent, Lache

£225,000



Nestled in the sought-after suburb of Chester, this charming three-bedroom semi-detached house on Oldfield Crescent presents an excellent opportunity. The property is offered with no onward chain.

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DESCRIPTION

Located in a popular suburb of Chester, this three-bedroom semi-detached property benefits from UPVC double glazing and gas central heating and is offered with no onward chain. Ideally situated for easy access to the city centre, local motorway networks, supermarkets, and retail parks, the home is also within a short drive of more rural surroundings.

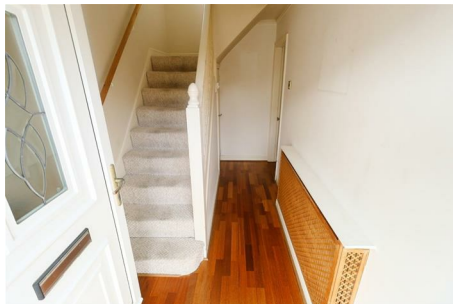


LOCATION

Oldfield Crescent is ideally situated being located just off Lache Lane, south of the River Dee and approximately 5 minutes travelling distance of Chester city centre, whilst enjoying easy access to the Chester Business Park and A55 southerly by pass with its links to the M53/M56 motorway network. The property is conveniently positioned for good local amenities including excellent shopping within Westminster Park which offers the sandstone butchers, fishmonger, fruit & veg, chemist, Co-operative supermarket and delicatessen. The local primary school is Belgrave and Queens Park High School in Handbridge and the renowned Kings and Queens Independent Schools are within easy travelling distance.

DIRECTIONS

From our Chester branch, head south on Lower Bridge Street and take the 1st right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road and at the next roundabout, take the 2nd exit onto Lache Lane. Turn right onto Clifford Drive and take the 1st right onto Oldfield Crescent where the property will be located via our Town & Country For Sale Board.



ENTRANCE HALL

11'6 x 5'4

The property is entered via an opaque UPVC double-glazed front door, opening into an entrance hall with wood grain flooring, a radiator, and stairs rising to the first-floor accommodation with spindle balustrades. Beneath the stairs is a storage cupboard housing the gas-fired combination boiler. A partially glazed internal door leads to the living room.



LIVING ROOM

12'6 x 11'1

The living room continues with the same wood grain flooring and features a bay window to the front elevation, a radiator, and a living flame gas fire with a feature marble surround. Folding glazed doors open through to the kitchen/dining room.



KITCHEN/DINING ROOM

17'4 x 8'2

Fitted with a range of light wood grain effect wall, base, and drawer units with stainless steel handles and work surface space, the kitchen includes a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, as well as plumbing for a washing machine. The room benefits from a slate-effect tiled floor, a radiator, windows to the rear and side elevations, and UPVC double-glazed French doors opening into the conservatory.



CONSERVATORY

10'8 x 10'10

With wood grain flooring, the conservatory is constructed with a lower brick wall and UPVC double-glazed frame. Integrated French doors open out to the rear garden.

FIRST FLOOR LANDING

With access to the loft, a fitted storage cupboard, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

12'0 x 9'7

With timber laminate flooring, a radiator, and a bay window to the front elevation.



BEDROOM TWO

9'7 x 8'9

With a window to the rear elevation, a radiator beneath, and timber flooring.



BEDROOM THREE

7'7 x 7'0

Also with timber laminate flooring, a window to the rear elevation, and a radiator below.



BATHROOM

7'0 x 5'4

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a low-level WC, and a pedestal wash basin. The bathroom also features partially wood-panelled walls, a wood-panelled ceiling, and an opaque window to the front elevation.



EXTERNALLY

To the front of the property is a low-maintenance garden comprising paving, gravel, and shrubs. A driveway runs along the left-hand side of the property, providing off-road parking and access to the single garage and rear garden. To the right of the main entrance door is an external courtesy light. The rear garden enjoys a sunny southerly orientation and features a paved patio area, a slate chip seating area, and a predominantly lawned garden with shrub and hedge borders. It is enclosed by timber fence panels and benefits from an external light and water supply.



GARAGE

15'2 x 8'2

A single semi-detached garage with power and light, an up-and-over door, and a pedestrian side access door.

SERVICES TO PROPERTY

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

Tenure:

Council Tax: B £1860.00

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

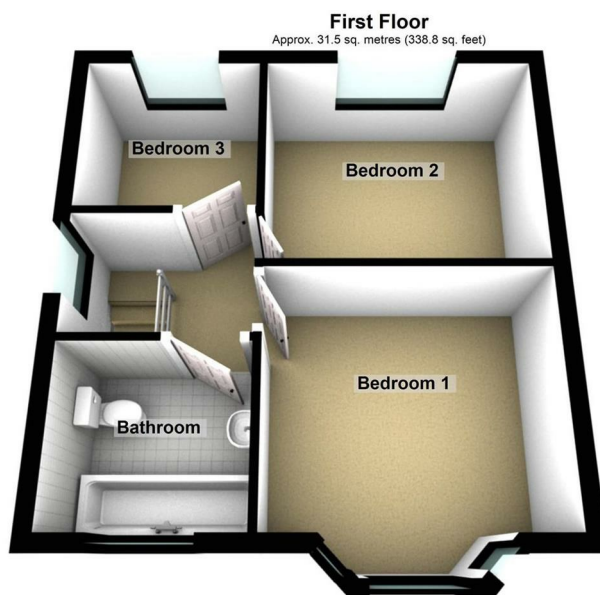
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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. 82.2 sq. metres (885.2 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	68	79
(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.