

Town & Country

Estate & Letting Agents

Bittern Close, Farndon

£82,600



Nestled in the tranquil cul-de-sac of Bittern Close, Farndon, Chester, this charming mid-terrace house offers a perfect blend of modern living and natural beauty. Overlooking serene woodlands, this property is part of a contemporary development in a highly regarded village, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

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DESCRIPTION

Situated in a quiet cul-de-sac overlooking woodland, this beautifully presented property is part of a modern development in the highly regarded and much sought-after village of Farndon. Benefiting from UPVC double glazing and gas central heating, the property comprises an inviting entrance hall with cloakroom/WC, a well-appointed kitchen with integrated appliances, and a spacious living/dining room with doors opening to a delightful rear garden. The first floor offers a landing with access to a modern three-piece bathroom and two generous double bedrooms. To the front are twin off-road parking spaces, while the rear garden features gated pedestrian access, a patio area, golden gravel landscaping with raised planters, and a circular lawn with brick edging.



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

Start at 33 Lower Bridge Street, Chester, UK. Head north on Lower Bridge Street towards Grosvenor Street/A5268. After 0.1 miles, turn

right onto Pepper Street/A5268 and continue to follow A5268 for 0.4 miles. Turn right onto Foregate Street/A5268 and continue to follow A5268 for 0.1 miles. Then, turn right onto The Bars/A5268, and after 0.6 miles, make a slight left onto Boughton/A51, continuing to follow A51 for 1.2 miles. Turn right onto Challinor Street/A51 and then right again to stay on Challinor Street/A51. After 0.1 miles, turn right onto Christleton Road/A51. Continue on A51, passing through Chester City Centre, Huntington, and Farndon. At 1.3 miles, turn left onto Sandy Lane/B5130 and continue to follow B5130 for 2.8 miles. At the roundabout, take the 2nd exit to stay on B5130. Continue on B5130 for 5.8 miles and then turn right to stay on B5130 for another 2.2 miles. After 8.0 miles, continue onto Chester Road for 0.7 miles. Turn left onto Shearwater Road and, after 0.2 miles, turn right to stay on Shearwater Road, turn left onto Bittern Close.



ENTRANCE HALL

14'6" x 6'4"

A composite opaque double-glazed front door opens into an inviting entrance hall with stairs rising to the first-floor accommodation. There is a useful storage area, a radiator, and doors leading to the kitchen, cloakroom/WC, and living/dining room.

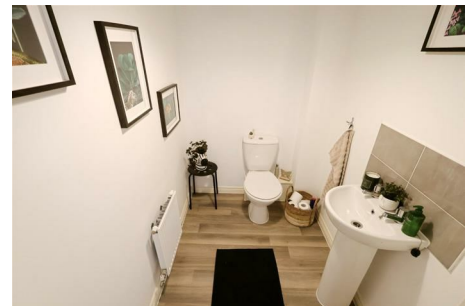


KITCHEN

9'8" x 8'1"

The kitchen is fitted with a range of attractive

contemporary wall, base, and drawer units, complemented by stainless steel handles. The work surface incorporates a stainless steel single drainer sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor hood. There is also space and plumbing for a washing machine. A wall unit houses the Ideal Logic gas combination boiler. A window faces the front elevation, with a radiator positioned below.



CLOAKROOM WC

6'0" x 4'2"

Fitted with a dual-flush low-level WC and a pedestal wash hand basin with tiled splashback. There is also a radiator and an extractor fan set into the ceiling.



LIVING/DINING ROOM

14'10" x 10'2"

With a radiator, a window to the rear elevation, and a composite double-glazed door that opens onto the rear garden.



FIRST FLOOR LANDING

Provides access to the loft and leads to both double bedrooms and the bathroom.



BEDROOM ONE

14'10 x 10'3

Featuring a radiator and a window overlooking the rear garden.



BEDROOM TWO

14'10 x 11'0

This spacious room has a radiator and two front-facing windows that frame lovely views of the surrounding fields and woodland.



BATHROOM

6'2 x 6'0

Fitted with a modern three-piece white suite comprising a panelled bath with an electric shower and protective screen, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and additional features include a radiator and an extractor fan in the ceiling.



EXTERNALLY

To the front of the property are twin off-road parking spaces, a paved pathway, an outside water supply, and a canopy over the entrance door. The property enjoys a countryside view and overlooks a field with woodland beyond. The rear garden enjoys a sunny south-facing orientation and is beautifully maintained. It includes a paved patio area with an exterior light, a golden gravel garden, a circular lawn edged with brick blocks, and a sleeper-raised planter. A paved pathway leads to the rear of the garden where there is a timber shed and a gated pedestrian rear access.



SERVICES TO PROPERTY

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

Council tax: C

SHARED OWNERSHIP

Property being sold as a 35% share of market value

Monthly Rent: £349.89

Monthly Service charge: £31.65

Leasehold years: 118 Years from 2017-- 110 years remaining

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

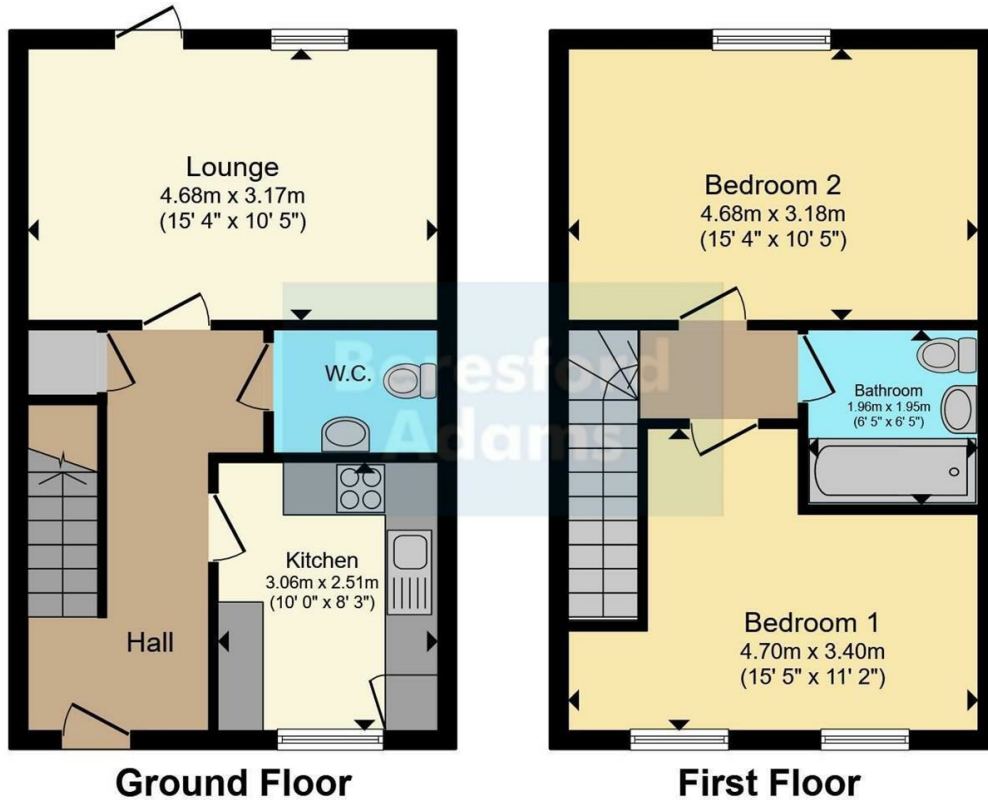
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

All purchasers must complete a shared ownership eligibility form for Torus Housing Association and undertake an affordability assessment with the Torus appointed financial advisor.

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 floor area 72.8 sq.m. (783 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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	