

Town & Country

Estate & Letting Agents

Eaton Mews, Handbridge

No Onward Chain £315,000



Nestled in the tranquil Eaton Mews, Chester, this delightful end-terrace house presents three well-proportioned bedrooms and a modern bathroom. With its close proximity to Chester city centre, the picturesque River Dee, and the scenic Meadows, this home offers a perfect blend of comfort and convenience in a sought-after location.

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DESCRIPTION

Situated within a quiet cul-de-sac of similar properties, this spacious three-bedroom home offers convenient access to Chester city centre, the River Dee, and the Meadows. The property benefits from gas-fired central heating and UPVC double glazing. In brief, the accommodation comprises: an entrance hall, a generous living/dining room, a rear hallway with cloakroom WC off, and a well-appointed kitchen with a range of light wood-grain units and integrated appliances. To the first floor are three bedrooms and a contemporary three-piece bathroom suite. Externally, the front garden is laid to lawn, and the rear garden is low-maintenance, paved, and enclosed by timber fencing with gated rear access. A garage located opposite the property is included in the sale.



LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. 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. Pleasant walks can be enjoyed along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester southerly bypass.

DIRECTIONS

From our Chester branch: Head south on Lower Bridge Street towards St. Olave Street, continue onto Handbridge/Old Dee Bridge, continue to follow Handbridge, turn left onto Eaton Road, turn right onto Eaton Mews. The property will be located by our For Sale Board.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into an entrance hall featuring a radiator and a staircase rising to the first-floor accommodation. A solid oak door provides access to the living/dining room.



LIVING/DINING ROOM

20'1 x 14'7

This spacious room includes a bow window facing the front elevation, a radiator, and a living flame gas fire with a marble hearth and Adam-style surround. A solid oak partially glazed door leads to the rear hallway.



REAR HALLWAY

8'9 x 2'3

The rear hallway features a ceramic tiled floor, recessed ceiling downlights, and partially tiled walls. An opaque uPVC double-glazed door opens to the rear garden. The hallway leads into the kitchen and also provides access to a cloakroom WC and a built-in storage cupboard, which houses the gas-fired combination boiler and plumbing for a washing machine.



CLOAKROOM WC

5'5 x 2'8

Fitted with a dual-flush low-level WC and a corner wash basin with a vanity unit. The room also includes a ceramic tiled floor, partially tiled walls, an opaque window to the rear elevation, and recessed ceiling downlights.



KITCHEN

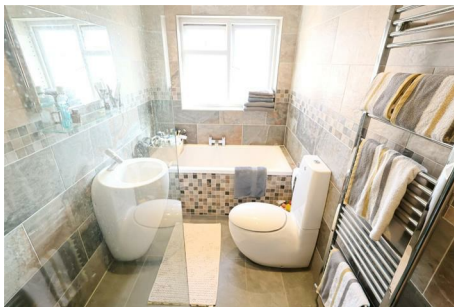
8'8 x 8'8

Continuing the ceramic tiled floor from the hallway, the kitchen is fitted with a range of light wood-grain effect wall, base, and drawer units with stainless steel handles and ample work surface space. It includes a stainless steel

one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, five-burner gas hob with extractor hood above, microwave, and base-level fridge/freezer. Recessed downlights are set within the ceiling, and a window faces the rear elevation.

FIRST FLOOR LANDING

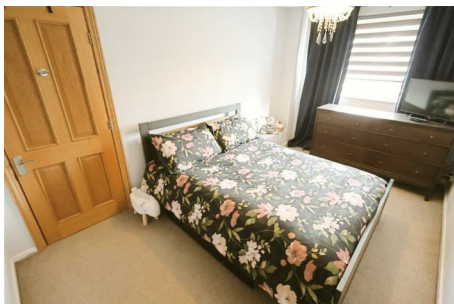
Access to all three bedrooms and the bathroom is provided via solid oak doors.



BATHROOM

9'10 x 5'5

Fitted with a contemporary suite including a tiled panel bath with central mixer tap, low-level WC, and wash basin with mixer tap. A wall-mounted dual-head thermostatic shower and protective glass screen are also included. The bathroom has a ceramic tiled floor, fully tiled walls, chrome heated towel rail, opaque window to the rear elevation, and recessed ceiling downlights.



BEDROOM ONE

14'6 x 8'10

With a window facing the rear elevation,

radiator beneath, and a built-in double wardrobe with sliding doors.

BEDROOM TWO

13'0 x 8'5

Featuring a window to the front elevation, radiator below, and a built-in double wardrobe.



BEDROOM THREE

9'6 x 6'6

This room has a window to the front elevation, a radiator, and access to the loft space.



EXTERNALLY

To the front of the property is a predominantly long garden, with access to the rear garden via the left-hand side of the property. There is also an external light situated beside the front door. Opposite the property, to the left-hand side, is a small residential area with a number of garages — one of which belongs to this property. A low-maintenance, paved garden enclosed by timber fence panels. It features a timber access gate, external lighting, and a water supply.



SERVICES TO PROPERTY

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

Tenure:

Council Tax: D £2392

ARRANGE A VIEWING

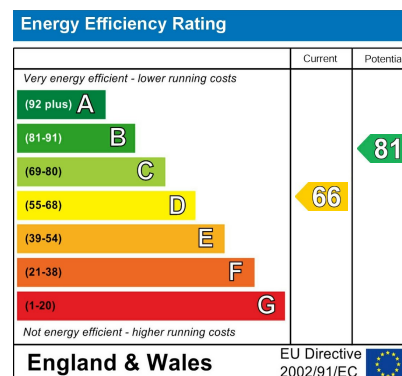
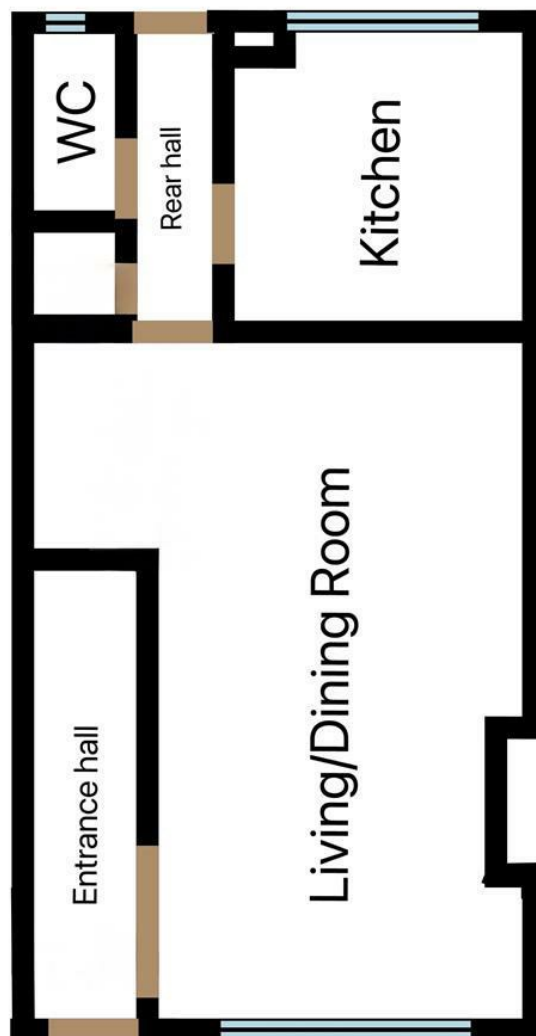
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.



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.