

Town & Country

Estate & Letting Agents

Llys Derwen, Higher Kinnerton

£269,950



Nestled in the charming village of Higher Kinnerton, this delightful semi-detached house on Llys Derwen offers easy access to Chester, Mold, and Wrexham, as well as the nearby Broughton Retail Park and major motorway networks, this property is ideally situated for both commuting and leisure. This well-presented home has the benefits of nearby urban amenities. Don't miss the opportunity to make this charming property your own.

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DESCRIPTION

Located within this popular and sought-after village offering easy access to Chester, Mold, and Wrexham, as well as Broughton Retail Park and motorway networks, this well-presented three-bedroom semi-detached property benefits from both UPVC double glazing and gas central heating. In brief, the accommodation comprises an entrance hall, a living room with a feature fireplace and log burner, an open throughway to the dining room, a conservatory, and a fitted kitchen completing the ground floor. The first-floor landing provides access to three bedrooms and a three-piece white bathroom suite.

Externally, the property features a lawned front garden with ample off-road parking. Timber gates open to extended parking at the side, giving access to the garage and rear garden, which includes a paved patio and lawned area.



LOCATION

The property is located in the sought after and family friendly village of Higher Kinnerton, the village is a short drive from of Chester and within easy access to Chester Business Park, Airbus, the A55 and the motorway, allowing daily commuting to the various commercial and industrial centres. The property is also within easy commuting distance of Wrexham and Mold. The village centre provides day to day shopping facilities, social amenities, including a very popular coffee shop, an excellent primary school, general store, post office, two public houses, church and children's play park, with regular public transport into Chester city centre. There are excellent shopping facilities at Broughton Retail Park, with its cinema complex, restaurants, a Tesco superstore and a range of High Street shopping outlets.

DIRECTIONS

From 33 Lower Bridge Street, Chester, head south on Lower Bridge St towards St Olave St, then turn right onto Castle St. Continue on Grosvenor Rd/A483 at the roundabout, taking the 2nd exit onto Lache Ln. Stay on Lache Ln and make a slight left onto Main Rd before turning right onto Llys Derwen.



ENTRANCE HALL

12'8 x 5'5

A stained glass UPVC opaque double-glazed door opens into an entrance hall with porcelain tiled flooring, a radiator, and stairs rising to the first-floor accommodation. The staircase features a light oak banister and balustrades. An open throughway leads to the kitchen, and a door opens to the living room.



KITCHEN

9'9 x 8'4

The kitchen is fitted with white wall, base, and drawer units complemented by ornamental handles. The worktop houses a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for both a washing machine and dishwasher, a radiator, and a continuation of the porcelain tiled flooring from the entrance hall. A window faces the rear elevation, and there is an understairs cupboard. A UPVC double-glazed door opens to the property's side elevation.



LIVING ROOM

14'8 x 11'3

Featuring wood block flooring laid in a herringbone pattern, the living room has a bay window facing the front elevation, with integrated plantation shutters and a radiator below. A central granite hearth and fireplace house a log burner beneath a light oak mantle beam. An open throughway leads to the dining room.



DINING ROOM

9'6 x 8'3

With a continuation of the flooring from the living room, the dining room includes a radiator and patio doors opening into the conservatory.



CONSERVATORY

9'8 x 10'4

The conservatory has wood grain effect laminate flooring and is constructed with a low brick wall and UPVC double-glazed frame. It includes a radiator and integrated French doors opening to the rear garden.

FIRST FLOOR LANDING

The landing continues the light oak banister and balustrade from the entrance hall. It provides access to the loft and a built-in cupboard housing the Worcester gas combination boiler. A window faces the side elevation, and doors lead off to all three bedrooms and the bathroom.



BATHROOM

6'7 x 6'0

Installed with a white three-piece suite comprising a panelled bath, low-level WC, and pedestal wash hand basin. The room features woodgrain effect laminate flooring, fully tiled walls, a chrome heated towel rail, and an opaque window facing the rear elevation. Recessed downlights and an extractor fan are set within the ceiling.



BEDROOM ONE

11'3 x 12'9

Includes a window facing the front elevation with a radiator below.



BEDROOM TWO

10'2 x 8'8

Includes a window facing the rear elevation with a radiator below.



BEDROOM THREE

7'9 x 6'7

Features a built-in floor-to-ceiling double wardrobe with sliding doors, and a window facing the front elevation with a radiator below.

GARAGE

15'4 x 8'7

A detached brick-built garage with a pitched roof, power, and lighting. It includes an up-and-over garage door at the front and a wooden pedestrian side access door.



EXTERNALLY

To the front of the property is a lawned garden, along with paved and gravel off-road parking. Timber gates open to the side, revealing further paved parking and access to the rear garden and garage. Above the front door is a canopy to the left-hand side, along with an external courtesy light. An iron gate opens to a paved patio area adjacent to a lawned garden. There is additional storage space behind the garage, as well as an external light and water supply.



SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax: E £2746

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.

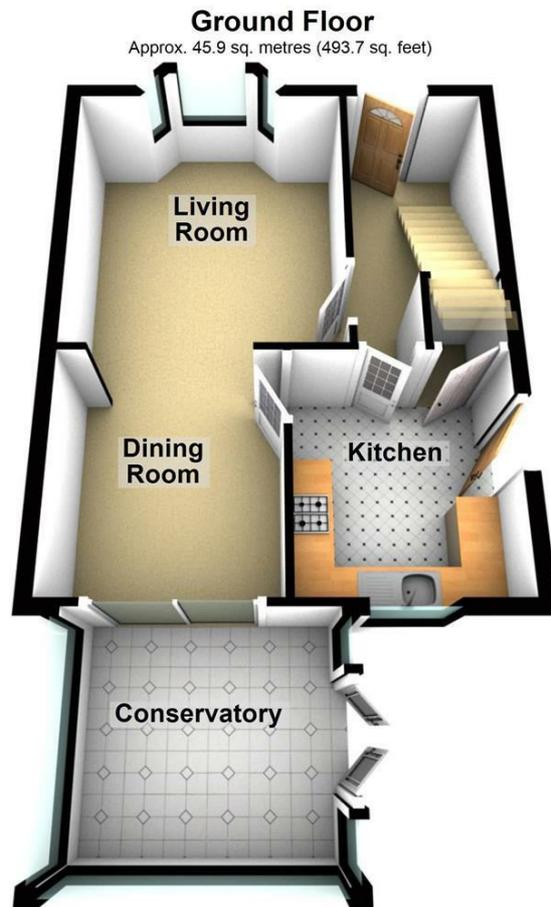
SUBMIT AN OFFER

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. 83.1 sq. metres (894.7 sq. feet)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	