

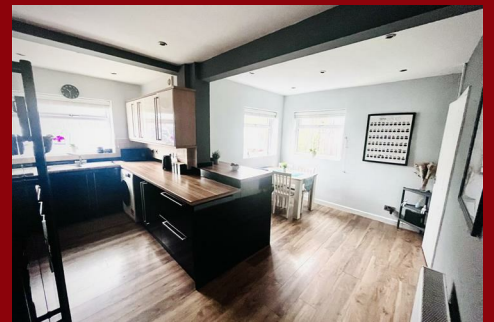
Town & Country

Estate & Letting Agents

Ince Drive, Farndon

Offers In The Region Of

£270,000



Nestled in the charming village of Farndon, Chester, this extended and improved three-bedroom, semi-detached home offers gas central heating and UPVC double glazing throughout. The accommodation includes a porch, entrance hall, spacious L-shaped kitchen/breakfast room, living room, and dining room. On the first floor, there are three bedrooms and a modern white three-piece bathroom suite. Externally, the front of the property features off-road parking and a well-maintained garden with lawn and shrubs. Gated side access leads to the rear garden, which is mainly laid to lawn and includes a raised decked patio area enjoying rural views over the surrounding fields.

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DESCRIPTION

In brief, the property greets you with a double driveway, comfortably accommodating up to three vehicles. Step inside via the porch, where the staircase is directly ahead and the spacious kitchen-diner lies to your right. Designed with both practicality and style in mind, the kitchen boasts a breakfast bar, built-in oven, integrated dishwasher, and a useful pantry, with plenty of cupboard storage throughout. To the left, the generous living room provides an inviting space for family relaxation and gatherings. Bi-fold doors connect this room to an additional entertainment/dining area, seamlessly extending to a sun-soaked balcony overlooking the garden.

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

PORCH

A UPVC double glazed front door opens to a quarry tiled porch with a glazed interior door opening to the entrance hall.



KITCHEN/BREAKFAST ROOM

16'2" x 15'6"

This modern 'L' shaped kitchen is replete with a range of gloss black and cream wall, base and drawer units complimented by stainless steel handles, breakfast bar with storage beneath and ample work surface space with an inset stainless steel single drainer sink unit with mixer tap, integrated dishwasher and built-in stainless steel oven, hob and extractor hood, plumbing for a washing machine, and access to the pantry, two windows to the front elevation, one to the side elevation, radiator, timber laminate flooring and recessed spotlights.





LIVING ROOM

16'2" x 13'10"

Having timber laminate flooring, window to the side elevation, radiator and glazed double doors opening to the dining room.



DINING ROOM

15'10" x 11'10"

With timber laminate flooring, radiator, window to the side elevation and a patio door opening to the external raised decked patio area.



FIRST FLOOR LANDING

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Two of the bedrooms are spacious doubles with built-in wardrobes, while the third is a generous single complete with built-in storage and additional space for a wardrobe perfect as a child's room, guest bedroom, or home office.



BEDROOM ONE

14'4" x 9'6"

Having a built-in double wardrobe with mirror insert, window to the rear elevation, timber laminate flooring, radiator.



BEDROOM TWO

9'10" x 9'0"

Built-in double wardrobe with mirror insert, window to the front elevation, timber laminate flooring, radiator.



BEDROOM THREE

11'0" x 6'11"

Built-in cupboard, timber laminate flooring, window to the rear elevation, radiator.



EXTERNALLY

The low-maintenance, south-facing garden is a standout feature of the home. Backing onto open greenery with no neighbouring houses overlooking, it offers exceptional privacy. The outdoor space is designed for both relaxation and entertaining, with a large patio ideal for alfresco dining, barbecues, a hot tub, and sun loungers. A large shed and separate bike shed add further convenience.



BATHROOM

Fitted with a white three piece suite comprising panelled bath with electric shower and side screen, low level WC, wash hand basin, chrome heated towel rail, opaque window to the front elevation, panelled walls and ceiling with recessed spotlights.



SUPLIMENTARY INFORMATION

The property also benefits from a fully boarded loft with easy ladder access, providing valuable extra storage space. Practical updates include a 7-year-old boiler that has been regularly serviced, and double-glazed windows that were renewed just 4 years ago, ensuring energy efficiency and peace

of mind. For added convenience, there is an external tap at the front of the house and an outdoor electricity points at the rear. This home truly delivers a rare combination of peaceful surroundings, modern features, and versatile spaces—ideal for growing families or buyers seeking both comfort and practicality.

SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax: Band C

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as

to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning

permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

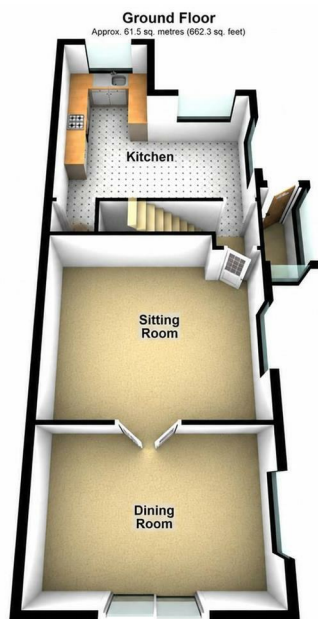
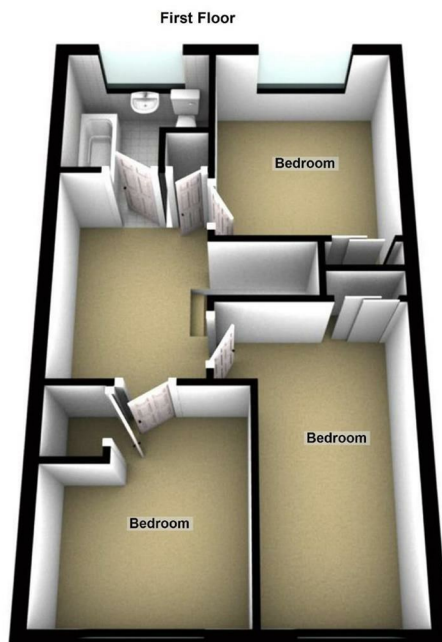
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Total area: approx. 100.9 sq. metres (1085.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	73	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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