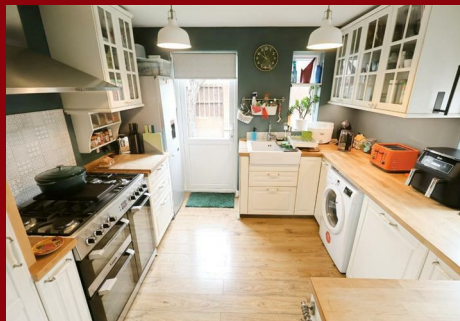


Town & Country

Estate & Letting Agents

Victoria Road, Chester

Offers In Excess Of £210,000



Nestled in the heart of Saltney, Chester, this charming semi-detached house on Victoria Road with its prime location, residents will enjoy convenient access to a variety of shops, schools, and local amenities, as well as the bustling Broughton Retail Park and the historic Chester city centre. Additionally, major motorway networks are easily reachable. This home is equipped with gas central heating and UPVC double glazing. Externally, the property is designed for low maintenance, with slate chip landscaping at the front and paved off-road parking for your convenience.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Located in the heart of Saltney, this well-presented property offers excellent access to shops, schools, local amenities, Broughton Retail Park, Chester city centre, and major motorway networks. The home benefits from gas central heating and UPVC double glazing. In brief, the accommodation comprises: an entrance hall, cloakroom/WC, living room with glazed double doors to the dining room, breakfast room with open access to the kitchen, and a first-floor landing giving access to three bedrooms and a family bathroom. Externally, the front of the property offers low-maintenance slate chip landscaping, paved off-road parking, and timber side access leading to a well-maintained rear garden featuring a shed, lawn, and multiple seating areas.



LOCATION

Victoria Road lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

DIRECTIONS

From our Chester branch: Head south on Lower Bridge St towards St Olave St, turn right onto Castle St, at the roundabout, take the first exit onto Grosvenor Rd/A483, at the roundabout, take the 3rd exit onto Hough Grn/A5104, continue to follow A5104, turn left onto Victoria Rd and the property will be on the left.



ENTRANCE HALL

13'2 x 6'2

The property is entered through an opaque UPVC double-glazed front door, which opens onto ceramic tiled flooring that transitions into wood block flooring. The hallway features a radiator and a staircase rising to the first-floor accommodation, with a light oak banister and spindle balustrades. Doors lead off to the living room and cloakroom/WC, and a glazed door opens to the breakfast room.



CLOAKROOM WC

Fitted with a dual-flush low-level WC and a wash hand basin with mixer tap and tiled splashback and a small opaque window to the side elevation.



LIVING ROOM

13'0 x 12'0

With exposed wooden floorboards throughout, this room features a radiator and UPVC double-glazed French doors opening to the rear garden and brick block patio area. A tiled feature fireplace houses a cast-iron log burner. Glazed double doors open into the dining room.



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DINING ROOM

12'0 x 11'3

A continuation of the exposed floorboards leads into a spacious dining room with a bay window to the front elevation. The room includes a radiator, a feature fireplace, and fitted shelving with base cabinets on either side.



BREAKFAST ROOM

9'4 x 6'4

With wood block flooring continued from the entrance hall, the breakfast room includes a radiator and two windows to the side elevation. An open doorway leads through to the kitchen.



KITCHEN

11'1 x 9'6

The kitchen is fitted with a range of attractive wall, base, and drawer units, complemented by matching glazed display cabinets and solid wood work surfaces. A Belfast sink with mixer tap is set beneath one of the worktops. There is space for a range cooker with a stainless steel extractor hood above, an integrated dishwasher, and space for a washing machine. A cupboard houses the Ideal Logic gas combination boiler. Natural light is provided by a window to the side elevation and an opaque window to the rear. A UPVC double-glazed door opens to the rear garden.



FIRST FLOOR LANDING

With a window to the side elevation, access to the loft via a folding retractable ladder, and a continuation of the oak banister and balustrades from the entrance hall. The landing includes an over-stairs storage cupboard and stripped pine doors opening to the bathroom and all three bedrooms.



BATHROOM

6'4 x 6'1

Partially tiled walls, a fitted linen cupboard, and an

opaque window to the rear elevation. Features include a black heated towel rail, a panelled bath with mixer tap, a wall-mounted handheld shower attachment with a folding protective screen, a low-level WC, and a pedestal wash hand basin.



BEDROOM ONE

12'6 x 12'0

Includes fitted floor-to-ceiling wardrobes, a window overlooking the rear elevation, and a radiator.



BEDROOM TWO

12'0 x 11'8

A bright double room featuring a bay window to the front elevation and a radiator beneath.



BEDROOM THREE

6'5 x 5'8

Ideal as a home office or nursery, with a window to the front elevation and a radiator below



EXTERNALLY

To the front of the property is a paved off-road parking area, along with a low-maintenance slate chip garden bordered by hedging. There are external lights on either side of the main entrance door, and a timber side gate provides access to the rear garden.

A timber side gate opens to an enclosed area featuring an aluminium storage shed, an outside water supply, and a further gate leading to the main rear garden. The garden includes a paved patio area, brick block pathways, a seating area, and a lawn with slate chip borders. There is also an external light.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1997

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.

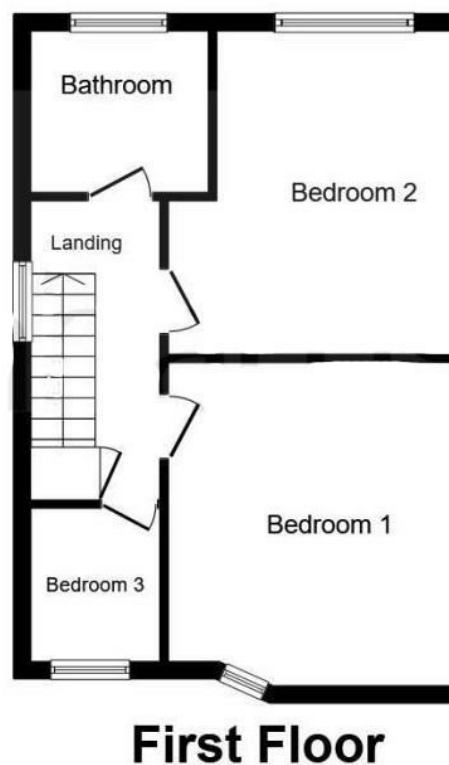
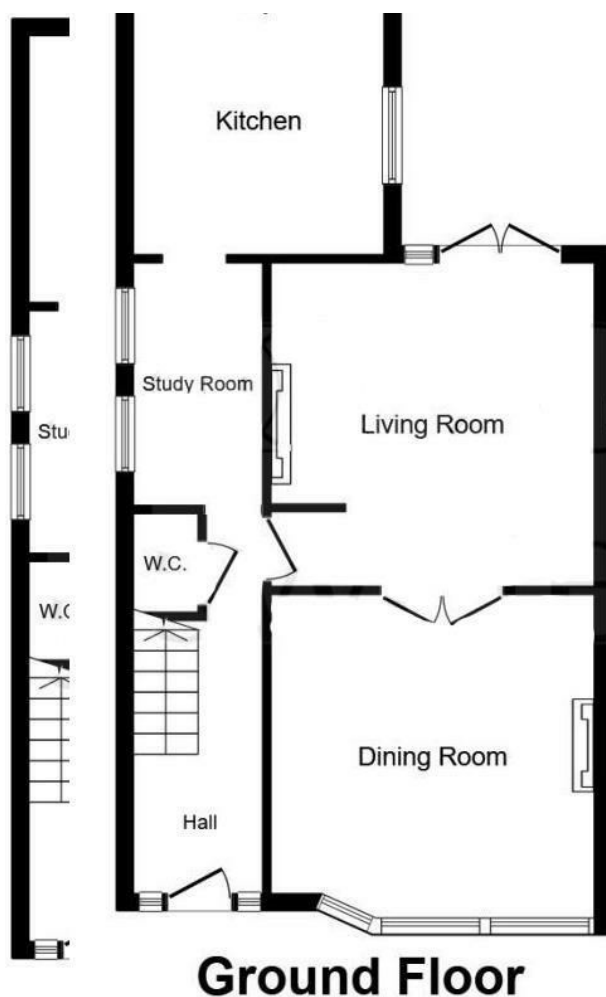
SUBMIT AN OFFER

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.



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.
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Plan not to scale.

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

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.