

Town & Country

Estate & Letting Agents

Palmerston Close, Chester

Offers In The Region Of

£225,000



A well-maintained three-bedroom semi-detached home offered for sale with no onward chain, situated within easy reach of Chester city centre, the Greyhound Retail Park, and major transport links. The property benefits from UPVC double glazing, gas central heating, and driveway parking leading to a detached garage. Accommodation includes a through living/dining room, conservatory/utility, fitted kitchen, three bedrooms and a shower room, with lawned gardens to the front and rear completing this appealing home.

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DESCRIPTION

This three-bedroom semi-detached home is offered for sale with the benefit of no onward chain and is conveniently located within easy reach of Chester city centre, the Greyhound Retail Park and local motorway links. The property benefits from UPVC double glazing, gas central heating, and driveway parking leading to a detached garage. The accommodation briefly comprises an entrance hall, a through living/dining room, conservatory/utility room and fitted kitchen to the ground floor, with three bedrooms and a shower room to the first floor. Externally, there are lawned gardens to the front and rear together with a brick block driveway extending to the side of the property and garage.



LOCATION

Palmerston Close is a quiet cul-de-sac situated within a popular residential area to the west of Chester. The property offers convenient access to a range of local amenities including shops, supermarkets, and leisure facilities at the nearby Greyhound Retail Park. Chester city centre is only a short drive or bus journey away, providing an excellent selection of restaurants, bars, and cultural attractions. The location is also well placed for access to the A55 and M53 motorway networks, making it ideal for commuters travelling to North Wales, Liverpool, and Manchester.

DIRECTIONS

From Chester city centre, head south on Lower Bridge Street and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268) and continue for approximately a third of a mile before turning left onto Watergate Street (A548). Follow the A548 for around three-quarters of a mile, then turn right onto Stadium Way. After a short distance, turn left onto Saughall Road, then take the next right onto Cranleigh Crescent. Continue briefly before turning left onto Westbourne Road, and then take the next right onto Palmerston Close, where the property can be found on the right-hand side.

ENTRANCE HALL

Accessed via a composite opaque double-glazed front door, the entrance hall features a radiator, stairs rising to the first floor, and glazed double doors leading into the living/dining room.



LIVING/DINING ROOM

24'0" x 10'9" (max)

A generous and inviting space featuring a bow window to the front elevation, two radiators, a feature fireplace with electric fire, and an under-stairs storage cupboard. A patio door opens to the conservatory/utility room, while a concertina door provides access to the kitchen.



CONSERVATORY/UTILITY

8'2" x 6'4"

Constructed with a low brick base and UPVC double-glazed frame, this versatile space includes a radiator, fitted work surface and base units, and plumbing for a washing machine and freezer—both included in the sale. A door opens directly onto the rear garden.



KITCHEN

8'2" x 6'9"

Kitchen — 8'2" x 6'9"

Fitted with an attractive range of shaker-style wall, base and drawer units complemented by stainless steel handles and tiled splashbacks. The kitchen includes integrated stainless steel double oven, hob and extractor, a stainless-steel one and a half bowl sink with mixer tap, and a built-in under-counter fridge (included). An opaque UPVC door provides direct access to the rear garden.



LANDING

With a window to the side elevation, loft access and doors to all bedrooms and the shower room.



BEDROOM ONE

13'5" x 8'1"

A bright double bedroom featuring fitted light wood grain effect triple wardrobes with overhead luggage cupboards, a radiator, and a window to the front elevation.



BEDROOM TWO

10'0" x 8'0"

Bedroom Two — 10'0" x 8'0"

Another double bedroom with a window overlooking the rear garden, radiator, and fitted wardrobes with overhead storage, base unit dresser, and shelving.



BEDROOM THREE

10'0" x 5'6" (max)

A single bedroom currently used as a guest or study room, featuring a fitted corner wardrobe with storage above and an over-stairs cupboard housing the Worcester gas combination boiler. Window to the front elevation and radiator below.



SHOWER ROOM

5'6" x 5'8"

Modern three-piece suite comprising a corner shower enclosure with electric shower, low-level WC, and vanity wash basin with mixer tap. Fully tiled walls, radiator, extractor fan, and opaque window to the rear.



EXTERNALLY

A neat lawned area with established shrub borders and a courtesy light above the front door. A brick-block driveway extends along the side of the property, providing off-road parking and leading to the detached garage and rear garden. Enjoying a good degree of privacy, the rear garden features a brick-block pathway, lawn, and well-stocked shrub borders extending to the rear of the garage. External lighting and water supply are also provided.

GARAGE

A detached brick-built single garage accessed via an up-and-over front door, complete with power, lighting, and single-glazed windows to the rear and side elevations. A side access door leads to the garden.

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.

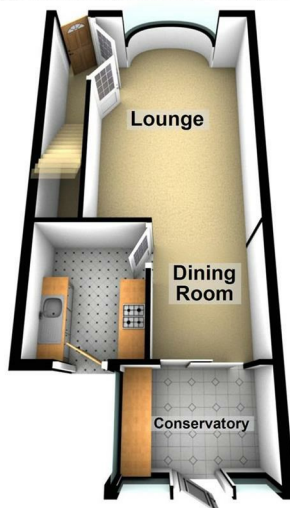
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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

Ground Floor

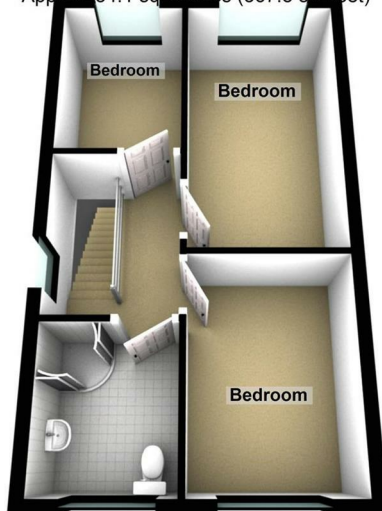
Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 74.0 sq. metres (796.0 sq. feet)

First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



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		
	70	77
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.