

# Town & Country

Estate & Letting Agents

Grange Road, Chester

£385,000



This fully refurbished Victorian home is conveniently located near Chester city centre, the Greyhound Retail Park, motorway links, and local amenities. It offers bright, spacious living with a bay-fronted lounge, a large sitting/dining room opening to the rear garden, and a newly fitted shaker-style kitchen with a matching utility room and modern four-piece ground-floor bathroom. Upstairs are four well-sized bedrooms and a contemporary shower room. Outside, there's a low-maintenance front forecourt and a south-westerly facing rear garden with gravel areas, a shed, and rear access. Sold with no onward chain, it is a stylish, move-in-ready property in an excellent location.

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## DESCRIPTION

Ideally located within easy reach of Chester city centre, the Greyhound Retail Park, major motorway links, and a wide range of local amenities, this attractive Victorian property has undergone a comprehensive programme of modernisation and refurbishment. The result is a beautifully presented home offering light and spacious accommodation, including an inviting entrance hall, a bay-fronted living room, and a generous sitting/dining room with access to the rear garden. The newly fitted kitchen features a stylish range of grey shaker-style units and is complemented by a matching utility room, which leads through to a contemporary ground-floor bathroom with a newly installed four-piece suite. To the first floor, the landing provides access to four well-proportioned bedrooms and a modern shower room fitted with a brand-new white suite. Externally, the property enjoys a low-maintenance gravelled forecourt to the front, while the south-westerly facing rear garden offers a pleasant outdoor space with gravelled areas, a timber shed, and rear pedestrian access. Offered with no onward chain, this turnkey home is ideal for buyers seeking a stylish, modern property in an exceptionally convenient location.

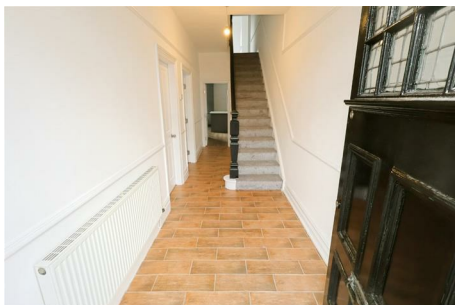


## LOCATION

The property enjoys a highly convenient location within easy reach of Chester city centre, the Greyhound Retail Park, and major motorway links, making it ideal for commuters and families alike. Excellent public transport is available with regular local bus routes and Park-and-Ride services providing quick access into the city. A superb range of shops, supermarkets, cafés, and everyday amenities are close at hand thanks to the nearby retail park, while the surrounding area also offers several well-regarded primary and secondary schools, placing quality education within easy reach. This combination of strong transport links, comprehensive shopping facilities, and nearby schools makes the location exceptionally practical and desirable.

## DIRECTIONS

From Lower Bridge Street in Chester, head south and turn right onto Castle Street, then follow the A5268. At the next roundabout, take the first exit onto Upper Northgate Street (A5116), continue onto Liverpool Road, and at the roundabout take the second exit onto Brook Lane. Finally, turn left onto Grange Road, where the destination will be on the left.



## ENTRANCE HALL

20'7" x 5'6"

A grand and welcoming entrance hall, approached via a timber and leaded glazed front door and finished with elegant

wood-grain-effect ceramic tiling. This impressive space features a radiator, ornate balustraded staircase rising to the first floor, and doors leading to the principal reception rooms and kitchen.



## LIVING ROOM

12'8" x 13'4"

A beautifully presented formal living room boasting wood-grain-effect laminate flooring, a feature fireplace, and a large bay window overlooking the front elevation with a radiator below—creating a warm and inviting atmosphere.



## SITTING/DINING ROOM

15'5" x 12'8" max

A versatile and generously proportioned second reception room with matching wood grain-effect flooring, an attractive Adam-style fireplace, and UPVC double-glazed French doors flanked by side windows, opening directly onto the rear garden, ideal for indoor-outdoor living and entertaining



## KITCHEN

17'8" x 10'6"

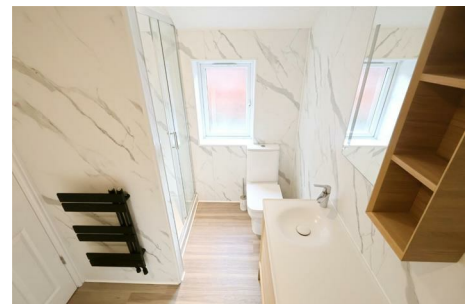
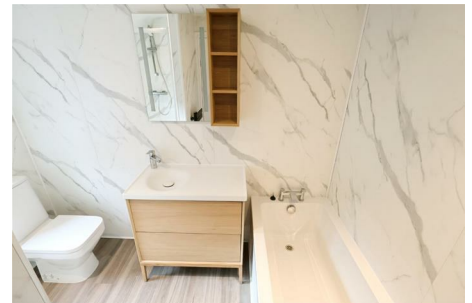
A stunning, newly fitted contemporary kitchen showcasing a stylish selection of shaker-style wall, base, and drawer units with a complementary display cabinet. Enhanced by recessed ceiling downlights, wood grain-effect flooring, and a modern column radiator, the kitchen offers excellent work-surface space with an integrated breakfast bar and resin single-drainer sink with mixer tap. A range of integrated appliances includes an oven, hob, extractor hood, fridge/freezer, and dishwasher. Additional features include an under-stairs storage cupboard and a dedicated boiler housing. A doorway leads seamlessly through to the utility room.



## UTILITY ROOM

9'9" x 8'8"

Fitted with matching units and providing extensive work-surface space, this practical room includes a resin single-drainer sink with mixer tap and space for both a washing machine and dryer. A window faces the side elevation, while a UPVC double-glazed door provides direct access to the rear garden. A further door leads to the ground-floor bathroom.



## GROUND FLOOR BATHROOM

8'1" x 6'2"

Luxuriously appointed with wood grain-effect flooring, stylish panelling, and an opaque side window. The newly installed suite

features a double shower enclosure with thermostatic shower, dual-flush WC, panelled bath with mixer tap, and a chic wood-grain-effect vanity unit with integrated basin, mixer tap, illuminated mirror, and shelving.

## FIRST FLOOR LANDING

The first-floor landing continues the ornate balustrade theme from the entrance hall and provides access to four well-proportioned bedrooms, a built-in over-stairs storage cupboard, and the shower room.



## BEDROOM ONE

14' 3" x 12' 4" max

A spacious primary bedroom featuring a charming bay window overlooking the front elevation and a radiator.



## BEDROOM TWO

12' 4" x 12' 4" m max

A generous double bedroom offering an ornamental cast-iron fireplace, rear-facing window, and radiator.



## BEDROOM THREE

11' x 8' 11"

A delightful bedroom with a fitted corner cupboard, cast-iron feature fireplace, rear-elevation window, and radiator.



## BEDROOM FOUR

11' 5" x 5' 6"

A well-proportioned single bedroom with a front-facing window and radiator.



## SHOWER ROOM

7' 9" x 4' 4"

Beautifully finished with contemporary panelling, opaque window, heated towel rail, recessed lighting, and extractor fan. The newly fitted suite comprises a double shower enclosure with dual-head thermostatic shower, dual-flush WC, and a sleek vanity unit with integrated basin, mixer tap, illuminated mirror, cabinet, and shelving.



## REAR GARDEN

Enjoying a desirable south-westerly aspect, this low-maintenance gravelled garden offers an ideal space for relaxation, complete with a timber shed, rear pedestrian access, and outside lighting.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: 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

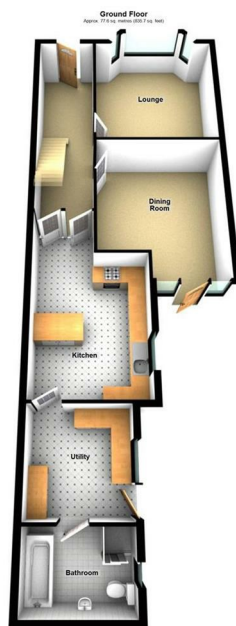
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

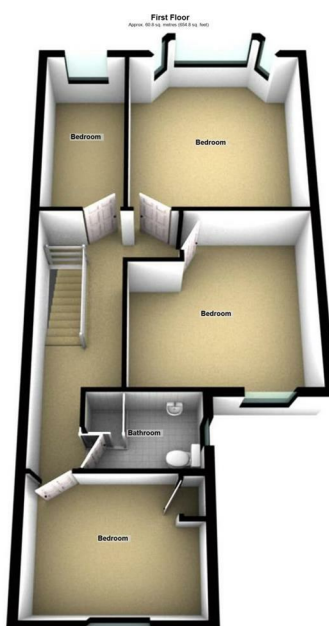
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies 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.



Total area: approx. 138.5 sq. metres (1490.5 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		
England & Wales	71	81
		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.