

Town & Country

Estate & Letting Agents

Green Lane, Vicars Cross

No Onward Chain £359,950



Nestled in the charming area of Vicars Cross, this traditional 1930's three-bedroom semi-detached house offers a delightful blend of classic character and modern convenience. Boasting two reception rooms, a modern kitchen and bathroom, gas central heating and UPVC double glazing. With the advantage of mature gardens, off road parking and a single garage. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This home is perfect for families or anyone seeking a peaceful yet convenient lifestyle in Chester, with its blend of traditional charm and modern amenities. Located in the desirable suburb of Vicars Cross, this lovely bay fronted semi-detached home benefits from UPVC double glazing and gas central heating. The inviting entrance hall, leads off to the living room with a Victorian-style fireplace, and the dining room with doors opening onto the rear garden. There is a well-equipped modern light oak kitchen/breakfast room. The first-floor landing provides access to all three bedrooms and a well-appointed contemporary three-piece white bathroom suite. Externally, having ample brick-block off-road parking to the front with raised brick planters and access to a single garage. To the rear, there are curved pathways, patio areas, and a lawned garden enclosed by hedging and timber fence panels.



LOCATION

Vicars Cross is a highly sought-after residential suburb situated approximately 2 miles east of Chester city centre. The area is popular with families and professionals alike, offering a strong community feel combined with excellent convenience. There is a good range of everyday amenities including local shops along Green Lane, convenience stores, chemist, hairdressers and supermarkets. Schooling for all ages is within easy reach, including Christleton High School, together with nearby primary schools serving the area. Leisure facilities are plentiful, with local parks and green spaces, access to canal-side walks, and excellent sporting facilities nearby including Northgate Arena Leisure Centre and Chester Rugby Club. Vicars Cross is particularly well placed for commuting, lying close to the Chester ring road with easy access to the M53 motorway and A55 road, providing straightforward links to the Wirral, Manchester and North Wales. Regular bus services operate into the city centre, which is also within walking and cycling distance. Overall, the area offers the ideal balance of suburban living with excellent connectivity and amenities close at hand.

DIRECTIONS

From Chester City centre proceed out in an easterly direction through The Bars at Boughton and at the traffic lights with the Boughton Health Centre continue straight across. Follow the road, and keeping in the left hand lane, continue onto the A51 Tarvin Road. At the traffic

lights adjacent to the Shell petrol station turn left into Green Lane. The property will then be found after a short distance on the left hand side.



ENTRANCE HALL

13'1 x 6'1

The property is entered through a wooden leaded and stained-glass front door, opening onto parquet flooring and an inviting entrance hall. Stairs rise to the first-floor accommodation with a useful storage cupboard below. Stripped pine internal doors provide access to the living room, dining room, and kitchen/breakfast room.



LIVING ROOM

13'3 x 6'1

Featuring a bay window to the front elevation and a radiator, this room boasts a lovely Victorian-style fireplace with an ornamental cast-iron grate, hearth, and surround. There is also parquet flooring under the carpet.



FEATURE FIREPLACE



DINING ROOM

13'3 x 11'6

With parquet flooring, a radiator, a fitted corner desk with shelving, and a cast-iron ornamental fireplace with an Adam-style surround. A UPVC double-glazed door with windows to either side opens onto the rear garden.



KITCHEN/BREAKFAST ROOM

22'2 x 6'1

The breakfast area features a cast-iron column-style radiator, a window to the side elevation, fitted floor-to-ceiling cabinets, and a wall-mounted gas combination boiler.

The kitchen area is fitted with light oak-style wall, base, and drawer units complemented by stainless steel handles and work surface space. It incorporates a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashback, along with an integrated oven, hob, and extractor hood. There is space for a tall fridge freezer, as well as plumbing for a washing machine. Windows face both the rear and side elevations, and a UPVC double-glazed door provides access to the rear garden.



BREAKFAST ROOM

FIRST FLOOR LANDING

With an opaque window to the side elevation and stripped pine doors leading to the bathroom and all three bedrooms.



BATHROOM

7'3 x 6'2

The bathroom is fitted with an attractive three-piece white suite comprising a tiled panelled bath with central mixer tap and dual-head thermostatic shower with protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The floor is laid with ceramic tiles, the walls are fully tiled, and there is a chrome heated towel rail and an opaque window to the side elevation.



BEDROOM ONE

14'4 x 11'6

Fitted with a radiator and a bay window to the front elevation.



BEDROOM TWO

11'6 x 12'2

With a window to the rear elevation and a radiator below.



BEDROOM THREE

9'7 x 6'1

Having a radiator, a window to the front elevation, and access to the loft.



EXTERNALLY

The property is approached via a brick-block driveway providing off-road parking for several vehicles and offering access to the side of the property and the garage. To the right-hand side of the driveway are raised brick borders with slate chippings and shrubbed planters. Steps rise to a storm porch with a light above the front door, providing access to the residence. With timber gate side access, the rear garden features curved paved pathways, a patio area, and a lawned garden. There is outside lighting and a water supply. The garden is enclosed by a combination of timber fence panels with concrete posts and hedging.



GARAGE

A pre-fabricated single garage with power, lighting, space and plumbing for a washing machine and pedestrian side access.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band D

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

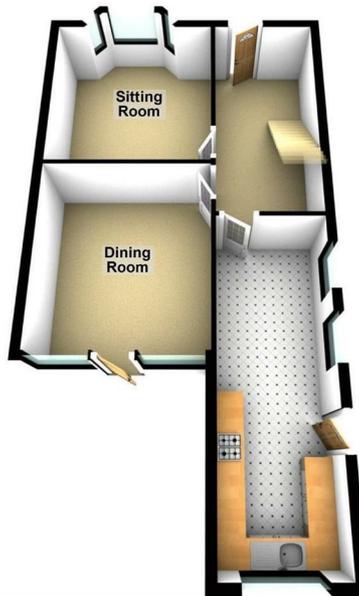
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

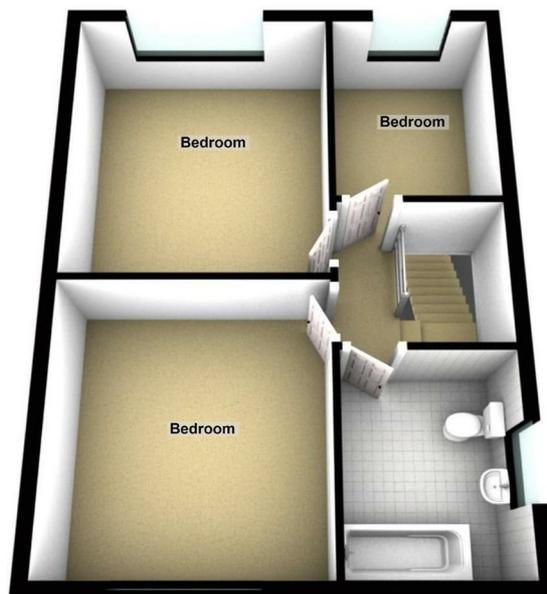
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies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

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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.