

# Town & Country

Estate & Letting Agents

Wroxham Close, Northgate

No Onward Chain £199,950



Welcome to this modern two-bedroom mid-terrace town house situated within Northgate Village. Located just a short stroll from the vibrant centre of Chester. This property offers a perfect blend of contemporary living and convenience, making it an ideal choice for first-time buyers, small families, or those looking for an investment opportunity.

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TEL: 01244 403900

## LOCATION

Wroxham Close is an ideal purchase for those seeking a modern home in a desirable location. Benefiting from both gas central heating and double glazing. The property is entered via an opaque UPVC double-glazed door opening into the entrance hall, an open walkway leads to a living room that provides a comfortable space and a well-appointed kitchen. First floor landing has loft access and leads to the two bedrooms and a family bathroom. Externally one of the standout features of this property is the allocated parking space, and the rear garden boasting a sunny aspect.



## DESCRIPTION

Northgate Village is an interesting development of properties of varying design built in the 1980's and is now considered to be one of Chester's most popular residential areas. The proximity to Chester's bustling city centre means you will have easy access to a variety of shops, restaurants, and cultural attractions, enhancing your lifestyle. The Northgate Arena and Total Fitness sports and leisure centres are both nearby; the railway station is within easy reach and the property is well placed for easy access to the motorway network and A41 ring road which provides easy commuting to neighbouring industrial and commercial centres.

## DIRECTIONS

From our Chester branch proceed out on Lower Bridge Street. At traffic signals turn left onto the A5268. At Grosvenor roundabout take the 3rd exit onto the A5268 (signposted Motorways M53, M56, All through traffic). At Fountains roundabout take the 2nd exit onto the A5268 (signposted Motorways M53, M56, All through traffic). Turn left onto Victoria Road (signposted Northgate Arena). Turn right onto Northgate Avenue. Turn right onto Wroxham Close the property will be identified by our Town & Country for Sale Board.

## ENTRANCE HALL

5'3 x 3'5

The property is entered via an opaque UPVC double-glazed door opening into the entrance hall, which benefits from a radiator, wood-grain effect laminate flooring, and an open walkway leading through to the living room.



## LIVING ROOM

15'0 x 13'1 max

With a continuation of the wood-grain effect laminate flooring, the living room features stairs rising to the first-floor accommodation, two radiators, a patio door opening onto the rear garden, and an open-throughway leading to the kitchen.



## KITCHEN

7'3 x 6'8

The Kitchen is fitted with wall and base units, a work surface with stainless steel single drainer sink unit, tiled splashbacks, and ceramic tiled flooring. There is a window to the side elevation, an integrated oven, hob and extractor, and space and plumbing for a washing machine.

## FIRST FLOOR LANDING

With an opaque window to the side elevation, access to the loft, and doors leading to both bedrooms and the bathroom.



## BEDROOM ONE

13'1 x 9'4 max

With wood-grain effect laminate flooring, a window to the front elevation, and a radiator below.

## BEDROOM TWO

8'3 x 7'0

With grey wood-grain effect laminate flooring, a window to the side elevation, and a radiator below.



## BATHROOM

6'7 x 5'4

Installed with a white three-piece suite comprising a panelled bath with electric shower over, dual-flush low-level WC, and pedestal wash basin. The bathroom also features partially tiled walls, a heated towel rail, mirrored medicine cabinet, an opaque window to the front elevation, and an airing cupboard.



## EXTERNALLY

To the front of the property there is an allocated off-road parking space, along with a brick outbuilding housing the gas boiler. Timber access leads to the rear garden, which is predominantly laid to lawn and features an additional brick store. The garden is enclosed by timber fence panels. To the right-hand side of the main entrance door there is a courtesy light.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B

## 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

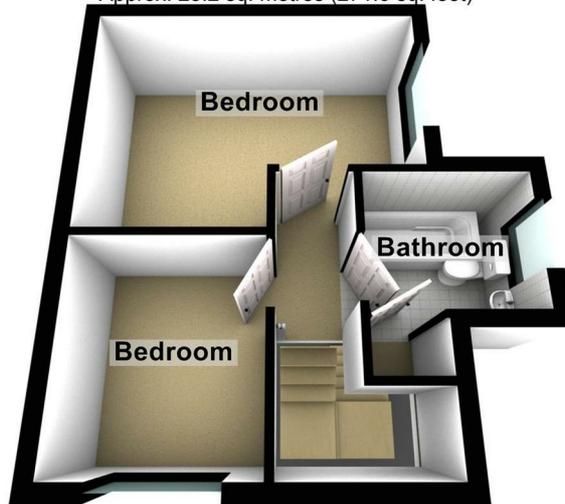
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.**

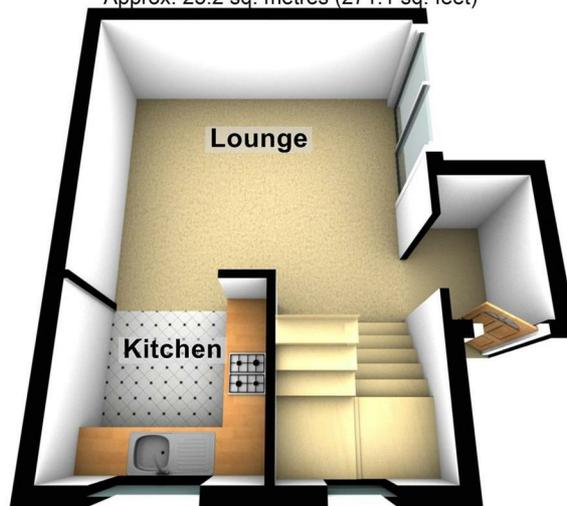
## First Floor

Approx. 25.2 sq. metres (271.6 sq. feet)



## Ground Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	