

Town & Country

Estate & Letting Agents

Wealstone Court, Chester

£300,000



A light and spacious three-bedroom townhouse located in a highly desirable suburb of Chester, offering excellent access to the city centre, Hoole, motorway networks, and a wide range of local amenities. The property benefits from gas central heating, off-road parking, an integral garage, and a low-maintenance rear garden.

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DESCRIPTION

This well-presented three-bedroom townhouse is entered via an opaque UPVC double-glazed front door into a welcoming entrance hall featuring wood block flooring and a radiator. From here, there is access to the integral garage, a convenient cloakroom WC, and a glazed door leading into the main living accommodation.

Externally, the property features a lawn and shrub garden to the front with off-road parking and access to the garage. The rear garden is designed for low maintenance, being predominantly paved with well-stocked flower beds, an external water supply, lighting, and a timber rear gate.

LOCATION

Situated on Newton Lane, this property enjoys a highly convenient setting just north of Chester city centre — combining peaceful residential living with excellent access to amenities and transport links.

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 2nd exit onto Nicholas St/A5268, Continue to follow A5268, At the roundabout, take the 1st exit onto Upper Northgate St/A5116, Turn right onto A5116, Turn left onto Liverpool Rd/A5116, At the roundabout, take the 2nd exit onto Brook Ln, Turn left onto Newton Ln, Turn right onto Wealstone Ct, Turn right to stay on Wealstone Ct, Destination will be on the left



ENTRANCE HALL

7'4" x 5'6"

The property is entered via an opaque UPVC double-glazed front door with windows to either side. The entrance hall features attractive wood block flooring, a radiator, and a glazed door leading into the main living space. Doors also provide access to the garage and cloakroom WC.



LIVING ROOM

27'3" x 18'8" (max)

A spacious open-plan living and dining area with three radiators and stairs rising to the first floor with useful storage cupboard beneath. UPVC double-glazed French doors open onto the rear garden, and a glazed door leads into the kitchen.



CLOAKROOM W/C

5'6" x 2'6"

Continuing the wood block flooring from the entrance hall, the cloakroom is fitted with a low-level WC and wash hand basin with tiled splashback. There is a radiator and an opaque window to the front elevation.





KITCHEN

9'4" x 8'9"

Fitted with a range of light oak-style wall, base and drawer units with complementary work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a range cooker, plumbing for a dishwasher and washing machine, laminate-effect flooring, a radiator, and a UPVC double-glazed door and window overlooking the rear garden.

FIRST FLOOR LANDING

With access to the loft and doors leading to all three bedrooms and the bathroom.



BATHROOM

6'9" x 6'9"

Appointed with a panelled bath with thermostatic shower and protective screen over, low-level WC, and pedestal wash hand basin. There is a built-in shelved linen cupboard, partially tiled walls, chrome heated towel rail, and an opaque window to the rear elevation.



BEDROOM ONE

13'1" x 11'4" (max)

With two built-in wardrobes, radiator, and window to the rear elevation.



BEDROOM TWO

12'3" x 9'6"

Featuring a built-in double wardrobe, radiator, and window to the front elevation.



BEDROOM THREE

8'0" x 7'0"

With built-in double wardrobe, radiator, and window to the front elevation.



EXTERNALLY

To the front of the property is a lawn and shrub garden with off-road parking positioned in front of the garage. There is also a courtesy light beside the main entrance door.

To the rear garden there is a lovely, low-maintenance rear garden, predominantly paved, with flower beds supporting a variety of plants and shrubs. There is an external light, water supply, and a timber rear gate.

SERVICES TO PROPERTY

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

Tenure: FREEHOLD

Council tax: D £2392

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.

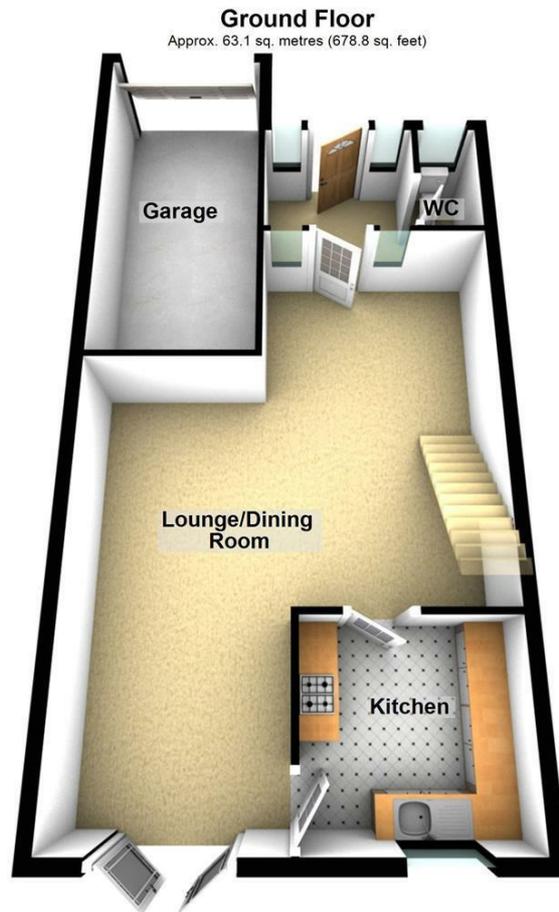
SUBMIT AN OFFER

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. 111.2 sq. metres (1196.6 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 most 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		75	80
(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	