

Town & Country

Estate & Letting Agents

Stamford Court, Vicars cross

£245,000



Nestled in the highly sought-after suburb of Chester, Stamford Court presents a delightful mid-terrace townhouse that spans an impressive 936 square feet. This well-maintained three-bedroom property is an ideal choice for first-time buyers, families, or savvy investors seeking a blend of comfort and convenience. With UPVC double glazing and gas central heating throughout, this home is not only practical but also energy-efficient. Stamford Court is ready for immediate occupation, making it a perfect opportunity for those looking to settle in a vibrant community with easy access to Chester's city centre, local amenities, and major transport links. This property truly offers a wonderful lifestyle in a desirable location.

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DESCRIPTION

Situated in a highly desirable suburb of Chester, this well-presented three-bedroom townhouse offers a fantastic combination of comfortable living space and convenient location. With easy access to the city centre, local amenities, and major transport links, the property is ideally suited to first-time buyers, families, or investors. The accommodation briefly comprises an entrance hall with cloakroom WC, a fitted kitchen with integrated appliances, and a spacious living/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed paved forecourt to the front and a private rear garden featuring a decked patio and lawn area, all enclosed by timber fencing. A single garage is also located nearby. Additional features include UPVC double glazing and gas central heating throughout, making this a practical and well-maintained home ready for immediate occupation.



LOCATION

Vicars Cross is a highly regarded residential suburb located to the northeast of Chester city centre, popular with families and professionals alike due to its excellent balance of convenience and community feel. The area offers a wide range of everyday amenities including local shops, supermarkets, cafes, and well-regarded schools, making it particularly appealing for those seeking a practical and well-connected place to live.

DIRECTIONS

From Lower Bridge Street in Chester city centre, proceed north and follow the A5268 through Pepper Street, Foregate Street and The Bars. Continue onto the A51 (Boughton), then turn right onto Marbury Road. Take the next left onto Cedar Park, followed by a left onto Stamford Court, where the property is located.

ENTRANCE HALL

The property is entered via a composite opaque double-glazed front door leading into a welcoming entrance hall, featuring a ceramic tiled floor, radiator, and staircase rising to the first floor. Doors provide access to the cloakroom WC, kitchen, and spacious living/dining room.



CLOAKROOM W/C

5'2" x 2'8"

Fitted with a low-level WC, wash hand basin, ceramic tiled flooring, and an opaque front-facing window.



KITCHEN

9'7" x 8'6"

Equipped with light wood grain-effect wall, base, and drawer units with complementary work surfaces. A stainless steel one-and-a-half bowl sink with mixer tap is installed, along with integrated appliances including an oven, electric hob, and extractor hood. There is space and plumbing for a washing machine, additional space for a tall fridge freezer, and a wall-mounted Worcester gas combination boiler. A UPVC double-glazed door leads to the front forecourt.



LIVING/DINING ROOM

19'8" x 14'7"

Features wood grain-effect laminate flooring, two radiators, under-stairs storage, and UPVC double-glazed French doors opening onto the rear garden.



FIRST FLOOR

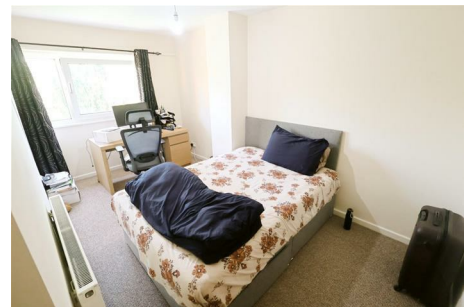
The landing provides access to all three bedrooms, the family bathroom, and an over-stairs storage cupboard.



BATHROOM

8'8" x 5'5"

Fitted with a panel bath with mixer tap, electric shower with screen above, dual-flush WC, and pedestal wash hand basin. The walls are fully tiled, and there is a chrome heated towel rail and an opaque front-facing window.



BEDROOM ONE

14' x 8'6"

Positioned at the front of the property and includes a built-in double wardrobe and radiator.



BEDROOM TWO

14' x 7'8"

Overlooks the rear garden and also benefits from a built-in double wardrobe and radiator.



BEDROOM THREE

6'5" x 5'3"

A rear-facing room with a radiator, suitable as a nursery, study, or single bedroom.

FRONT FORECOURT

7'8" x 7'9"

Paved, enclosed with timber gated access, and benefits from an external light.



REAR GARDEN

The rear garden includes a decked patio area, gravel and lawn sections, and is fully enclosed by timber fence panels. An external light is also installed.



GARAGE

A single garage is located separately from the property and is fitted with an up-and-over door.

SERVICES TO PROPERTY

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

COUNCIL TAX - C

TENURE - FREEHOLD

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.

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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.

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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.

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is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

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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

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