

Town & Country

Estate & Letting Agents

Church Lane, Backford

Offers In Excess Of £300,000



Nestled in the charming semi-rural area of Backford, Chester, this beautifully presented mid-terrace house offers a delightful blend of comfort and style. This home boasts three generously sized bedrooms, providing ample space for family or guests. One of the standout features of this property is its picturesque views over the communal green, offering a serene backdrop for everyday living.

This home is ideal for those seeking a tranquil lifestyle without sacrificing the conveniences of city living. With its attractive presentation and desirable location, this property is a rare find in the sought-after area of Backford. Don't miss the opportunity to make this lovely house your new home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



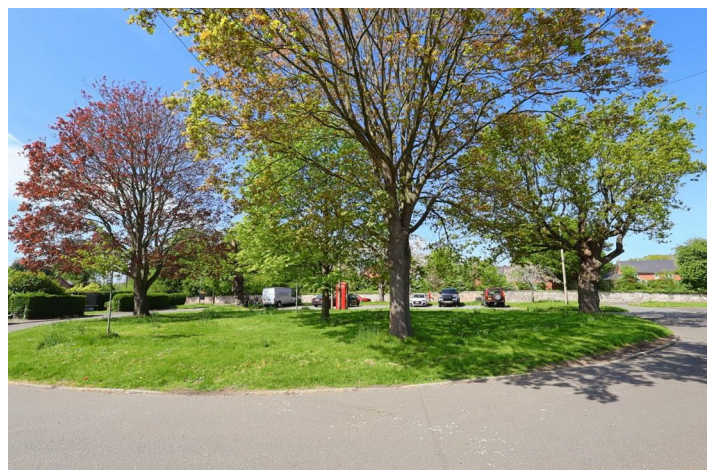
DESCRIPTION

Situated in a pleasant position overlooking a wooded communal green to the front and enjoying open views across fields to the rear, this well-presented three-bedroom home offers light and spacious accommodation throughout. The property is approached via a brick-block driveway providing off-road parking, with a pathway leading through a lawned garden to the front entrance. Inside, the entrance hall leads to a comfortable living room featuring a cast iron burner and double doors opening into a bright conservatory. There is also a separate dining room with an archway through to a well-fitted kitchen, which includes a range of units and integrated appliances. A useful utility room with a cloakroom WC completes the ground floor. Upstairs, there are three bedrooms, along with a family bathroom and a separate shower room, offering practical and flexible living space. To the rear, the property benefits from a generous garden, mainly laid to lawn with a patio area and mature trees, backing onto open countryside and providing a private and attractive outdoor space.



LOCATION

The property is situated in the desirable hamlet of Backford, offering a semi-rural setting while remaining highly convenient for everyday amenities. Nearby, there are a range of well-regarded primary and secondary schools within easy reach, making the area popular with families. For shopping and leisure, Cheshire Oaks Designer Outlet is just a short drive away, providing an extensive selection of retail, dining, and entertainment options. Additional amenities, supermarkets, and services can be found in nearby Ellesmere Port and the historic city of Chester. The property is also ideally positioned for commuters, with excellent access to major motorway networks including the M53, M56, and M6, providing straightforward routes to Liverpool, Manchester, and North Wales. Chester railway station is also within easy reach, offering regular rail connections to a range of destinations. Overall, the location combines the benefits of peaceful surroundings with excellent connectivity and access to local facilities.



DIRECTIONS

From Chester city centre, proceed south on Lower Bridge Street

and turn right onto Castle Street. Continue to the roundabout and take the second exit onto Nicholas Street (A5268), following the ring road for approximately 1 mile. At the next roundabout, take the first exit onto Upper Northgate Street (A5116), then turn right and shortly after left onto Liverpool Road (A5116). Continue along Liverpool Road for around 3 miles, passing through the roundabout and remaining on the A5116 as it becomes the A41. After approximately 4 miles, turn right onto Church Lane, then follow the road round to the right, where the property will be found on Church Lane in the hamlet of Backford.

ENTRANCE HALL

12'6" x 4'6"

Accessed via an opaque leaded and stained-glass composite door, the entrance hall features woodgrain-effect laminate flooring, a front-facing window with radiator beneath, stairs rising to the first floor, and a useful double-door cloaks/storage cupboard. Pine doors lead to the living room and dining room.



LIVING ROOM

15' x 11'6"

A welcoming space with woodgrain-effect laminate flooring, radiator, and a feature cast iron burner set on a quarry tile hearth beneath a wooden mantle. An open three-way aspect leads into the kitchen, while UPVC double doors open into the conservatory.



DINING ROOM

10'8" x 10'

With matching woodgrain-effect laminate flooring, a feature Adam-style fireplace, and a front-facing window with radiator below. An archway leads through to the kitchen.



KITCHEN

13'4" x 8'5"

Fitted with a range of attractive wall, base, and drawer units with stainless steel handles and rustic woodgrain-effect work surfaces. Features include a ceramic single drainer sink with mixer tap, tiled splashbacks, and integrated appliances including a stainless steel double oven, hob with extractor, fridge/freezer, and dishwasher. There is also an under-stairs storage cupboard, rear-facing window, and a stable door leading to the utility room.

UTILITY ROOM

6'3" x 7'3" including wc

With ceramic tiled flooring, radiator with heated chrome towel

rail, and space/plumbing for a washing machine. A door leads to a cloakroom WC fitted with a dual flush low-level unit. An opaque composite door provides access to the rear garden.



CONSERVATORY

12'5" x 8'7"

Constructed with a low brick base and UPVC double-glazed frame, featuring a ceiling fan/light, recessed spotlights, woodgrain-effect laminate flooring, and radiator. French doors open onto the rear garden.

LANDING

With built-in cupboard housing the Worcester gas combination boiler, rear-facing window, and doors leading to three bedrooms, bathroom, and separate shower room.



BATHROOM

8'2" x 5'3"

Fitted with a white three-piece suite comprising panel bath, vanity unit with wash hand basin, and dual flush WC. Partially tiled walls, woodgrain-effect flooring, radiator, rear-facing window, mirror, and recessed ceiling downlights.

SHOWER ROOM

4'5" x 2'5"

Fully tiled with ceramic flooring, a rear-facing window, recessed lighting, extractor fan, and a shower enclosure with folding door and dual-head thermostatic shower.



BEDROOM ONE

12'6" x 11'8"

With fitted pine triple wardrobes, front-facing window, and radiator.



BEDROOM TWO

11'2" x 9'6"

Front-facing window with radiator below.



BEDROOM THREE

8'9" x 7'6"

Rear-facing window overlooking the garden and fields beyond, with radiator.



EXTERNALLY

The property benefits from brick-block off-road parking and a paved pathway leading through a lawned and shrubbed garden to the front entrance, which is complemented by an external light.



REAR GARDEN

A standout feature of the property, the generous rear garden is mainly laid to lawn and includes a mature willow tree, a large paved patio area, outside lighting, and water supply. The garden is bordered by fencing to one side and hedging elsewhere, offering privacy and beautiful open views across surrounding countryside





SERVICES TO PROPERTY

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

council tax- B

tenure- Freehold

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.

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

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.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

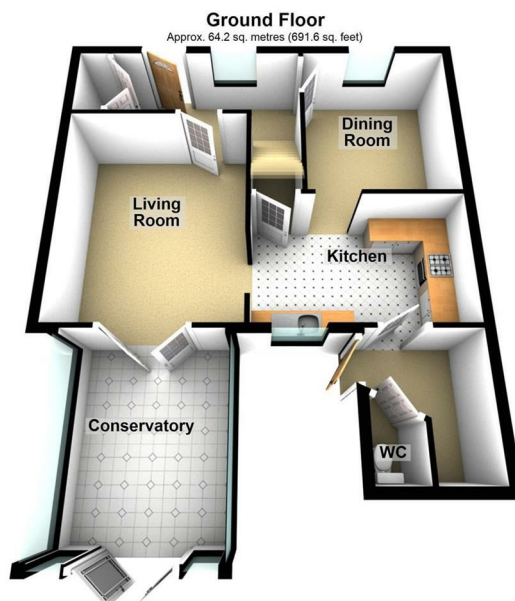
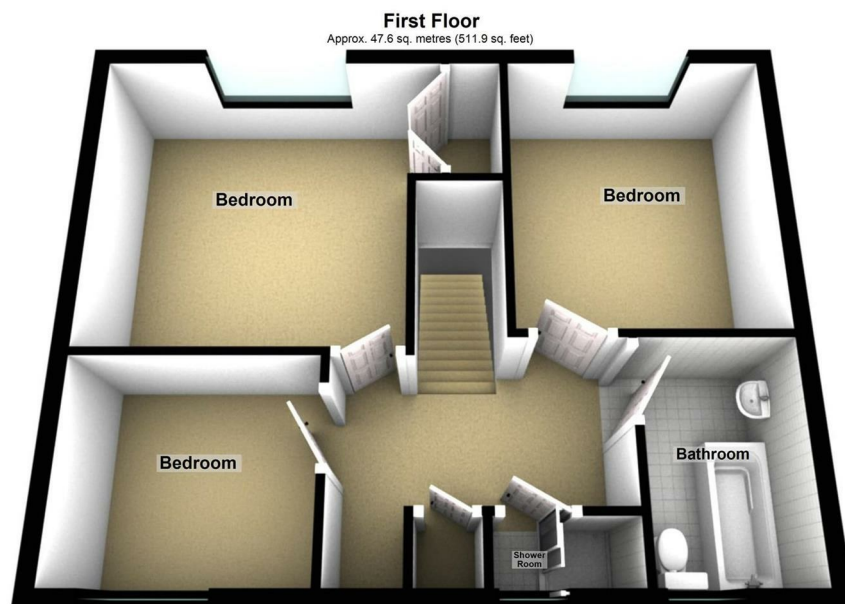
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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

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