Town & Country
Estate & Letting Agents

Lime Tree Drive, Farndon

No Onward Chain £375,000









This modern three-bedroom link-detached house on Lime Tree Drive is a wonderful opportunity for anyone looking to settle in a desirable village. With its modern features, inviting garden, and spacious living areas, it is sure to appeal to a variety of buyers. Viewing is essential to appreciate this lovely home.

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

TEL: 01244 403900

Lime Tree Drive, Farndon

Town&Country
Estate & Letting Agents

DESCRIPTION

Lime Tree Drive is nestled in the charming village of Farndon, located on the cusp of open countryside. The property has recently undergone a comprehensive programme of modernisation and benefits from gas central heating and UPVC double glazing. The spacious and adaptable accommodation comprises of an entrance porch, leading into the entrance hall. There is also a spacious double-aspect living room and a downstairs cloakroom. The stunning contemporary L-shaped kitchen/dining room has French doors leading from the kitchen opening seamlessly into the beautifully landscaped rear garden, creating a perfect indoor-outdoor flow. The first-floor landing provides access to the three well-proportioned bedrooms and a thoughtfully designed Shower room, offering both functionality and style. Externally, having lovely landscaped gardens, a convenient driveway, providing off-road parking for your vehicle and a detached garage.



LOCATION

Lime Tree Drive is situated within the highly regarded and historic village of Farndon, a desirable semi-rural location, and located on the cusp of open countryside. Offering an excellent balance of countryside living and commuter convenience. The village provides a range of everyday amenities including cafés, pubs, restaurants, independent shops, a pharmacy, and well-regarded primary schooling, making it particularly popular with families. Secondary schooling is available nearby in both Chester and Wrexham, with a selection of highly regarded state and independent schools within easy travelling distance. Farndon is ideally positioned approximately 7 miles south of Chester and around 5.5 miles from Wrexham, with excellent road links via the A55, M53, and M56 motorway networks, providing convenient access across the North West and North Wales.

DIRECTIONS

From our Chester branch, Head north on Lower Bridge Street towards Grosvenor Street A5268. Turn right onto Pepper Street A5268, continue to follow A5268. Turn right onto Foregate Street A5268, continue to follow A5268. Turn right onto The Bars A5268. Slight left onto Boughton A51, Turn right onto Challinor Street A51, turn right to stay on Challinor Street A51. Turn right onto Christleton Road A51. Turn left onto Sandy Lane B5130, continue to follow B5130. At the roundabout, take the 2nd exit and stay on B5130. Turn right to stay on B5130. Turn left onto Sibbersfield Lane B5130 then turn right onto Barton Road, turn right onto Lime Tree Drive the property will be located on the left hand side.

ENTRANCE PORCH

The property is entered through a leaded, woodgrain-effect UPVC double glazed door which opens into the entrance porch, featuring woodgrain-effect ceramic tiled flooring, a window to the front elevation, and a second window to the side elevation.

ENTRANCE HALL

The property is entered through a leaded, woodgrain-effect UPVC double glazed door which opens into the entrance porch, featuring woodgrain-effect ceramic tiled flooring, a window to the front elevation, and a second window to the side elevation.



KITCHEN/DINER

26'6 x 15'0 max

With a continuation of the porcelain tiled flooring, this L-shaped kitchen/dining room is fitted with a range of new light grey wall, base, and drawer units complemented by chrome handles and marble-effect work surfaces, incorporating a recessed 1½ bowl sink unit with mixer tap. There is an integrated hob and extractor hood, along with a display

cabinet. A window faces the rear elevation, while a second rear-facing window with skylights above is positioned within the dining area. Additional features include a white tower-style column radiator and a UPVC double glazed rear door. Glazed double doors open into the living room, while further doors lead to the cloakroom WC and garage.



DINING AREA



CLOAKROOM

8'0 x 3'7

The Cloakroom is installed with a dual flush low-level WC and a vanity unit with countertop wash basin and mixer tap. The floor is porcelain tiled, while the walls feature fitted cabinetry. There is also a white heated towel rail, extractor fan, and a high-level opaque window to the front elevation.



LIVING ROOM

29'2 x 12'0 max

A spacious double-aspect room featuring woodgrain-effect ceramic tiled flooring, a window facing the front elevation, and UPVC double glazed French doors opening onto the rear garden. The room also benefits from two radiators, one being a tower-style column radiator, and an inset electric fire.







SHOWER ROOM

8'0 x 5'2

Fitted with an oversized shower enclosure with electric shower and protective glass screen. There is also a vanity unit housing a low-level WC and wash basin with mixer tap. The walls are partially tiled and complemented by two mirrors, a chrome heated towel rail, extractor fan, and two opaque windows to the rear elevation.



FIRST FLOOR LANDING

With access to the loft space via a retractable ladder, an opaque window to the side elevation, and doors leading to all three bedrooms and the shower room.



BEDROOM ONE

10'3 x 10'0

With a window facing the front elevation and a radiator below.

Lime Tree Drive, Farndon

Town&Country
Estate & Letting Agents





BEDROOM TWO

10'0 x 8'3

Fitted with a range of dark woodgrain-effect wardrobes and drawers, along with a bedside cabinet complemented by chrome handles. A window faces the rear elevation with a radiator below.

EXTERNALLY

Having a border to the front, ample gravel off-road parking, a courtesy light to the side of the main entrance door, and a concrete and gravel pathway leading along the left-hand side of the property to the rear garden. The rear garden enjoys a lovely sunny orientation, with a large paved patio area and a lawned garden with established borders.





BEDROOM THREE

7'8 x 7'9

With a window facing the front elevation and radiator below.

GARAGE

16'8 x 8'1

With power and lighting, accessed from the front via a four-panel up-and-over garage door.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: 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.

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.

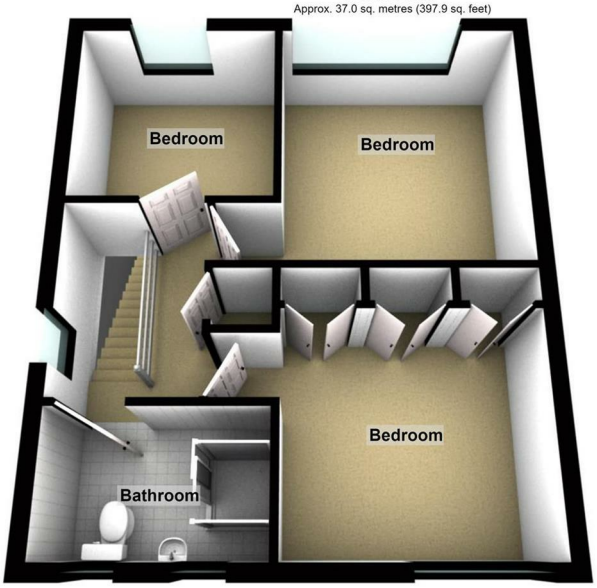
Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

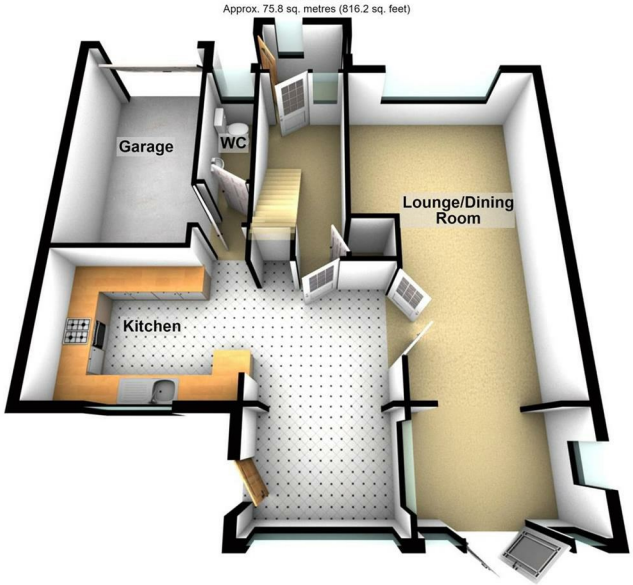
Town & Country
Estate & Letting Agents

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com
TEL: 01244 403900

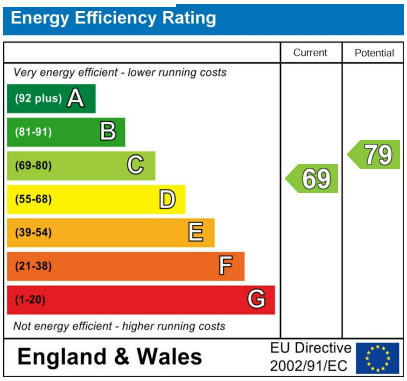
First Floor
Approx. 37.0 sq. metres (397.9 sq. feet)



Ground Floor
Approx. 75.8 sq. metres (816.2 sq. feet)



Total area: approx. 112.8 sq. metres (1214.1 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.