

Town & Country

Estate & Letting Agents

Beeston View, Handbridge

Offers In The Region Of £255,000



Nestled in the highly sought-after Handbridge area of Chester, this two-bedroom mid-terrace house at presents an excellent opportunity for first-time buyers or investors alike. The property boasts a spacious living room, complete with a feature gas fire, creating a warm and inviting atmosphere for relaxation and entertaining. Situated within walking distance of local amenities and schools, this property enjoys convenient access to Chester city centre and excellent road links to the A55, M53, and North Wales. This delightful home is not only a perfect starter property but also a promising investment opportunity in a desirable location.

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DESCRIPTION

Situated in a highly sought-after suburb of Chester, this well-presented two-bedroom property benefits from gas central heating, uPVC double glazing, and attractive views over the allotments towards the meadows. The accommodation briefly comprises an entrance hall, living room, and kitchen/dining room to the ground floor. To the first floor, a landing provides access to two bedrooms and a spacious three-piece bathroom. Externally, the property features a front garden with shrub borders. Similar properties in the area have converted this space into off-road parking, subject to the necessary planning permissions. To the rear is a low-maintenance garden, predominantly paved, with a brick-built outbuilding, timber shed, and gated rear access.

LOCATION

Situated within the popular and well-established suburb of Handbridge, this property enjoys a convenient location just over a mile from Chester city centre, offering easy access to a wide range of shops, restaurants, leisure facilities and historic attractions. Excellent local schooling is available nearby, including Queen's Park High School and Overleigh St Mary's CofE Primary School, both within walking distance. Everyday amenities, supermarkets and local independent shops are also close at hand. For commuters, Chester Railway Station is approximately one mile away, while the A55 North Wales Expressway and M53 motorway provide excellent road links to Liverpool, Manchester, North Wales and the wider motorway network. The property also benefits from attractive nearby walks along the River Dee, the Meadows and surrounding green spaces.

DIRECTIONS

From Town & Country Estate and Lettings Agents on Lower Bridge Street, head south along Lower Bridge Street towards St Olave Street and continue over the Old Dee Bridge into Handbridge. Follow Handbridge before turning left onto Queen's Park Road, then take the next right onto Queen's Park View. Continue onto Hartington Street and follow the road before turning left into Beeston View will be found on the left-hand side. The journey is approximately 0.8 miles from our office.

ENTRANCE HALL

Accessed via an opaque glazed front door, the entrance hall features a radiator, staircase rising to the first floor, and a door leading into the living room.



LIVING ROOM

13'6" x 13'9"

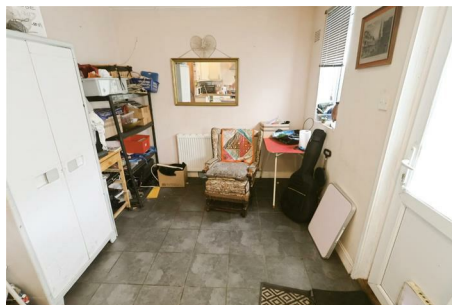
A spacious reception room with exposed floorboards, a window to the front elevation, radiator, and a coal-effect living flame gas fire set within an attractive Adam-style surround with granite hearth. There is also an understairs storage cupboard and access to the kitchen/dining room.



KITCHEN/DINING ROOM

16'8" x 8'9"

Fitted with a range of wall and base units featuring stainless steel handles and wood-effect work surfaces. The kitchen incorporates a stainless steel single-drainer sink unit with mixer tap and tiled splashbacks, together with a built-in hob and extractor hood. Additional features include ceramic tiled flooring, a radiator, recessed ceiling spotlights, two rear-facing windows, and a uPVC double-glazed door opening onto the rear garden.



FIRST FLOOR LANDING

With loft access and doors leading to both bedrooms and the family bathroom.



BATHROOM

9'2" x 8'0"

A spacious bathroom fitted with a panelled bath with thermostatic shower and screen over, low-level WC, pedestal wash hand basin, radiator, and rear-facing window.



BEDROOM ONE

16'7" x 11'0" (maximum measurements)

A generous double bedroom with two windows to the front elevation and a radiator.

BEDROOM TWO

11'5" x 8'0"

With a window to the rear elevation and a radiator.



FRONT GARDEN

The front garden is laid to shrubs with a concrete pathway leading to the front entrance. A timber gate provides access, and an external light is positioned beside the front door. Subject to the necessary consents, the area offers potential for conversion to off-road parking, as seen with similar neighbouring properties. Also with the additional off road parking to the front of the gate.



REAR GARDEN

The enclosed rear garden is designed for low maintenance, being predominantly paved and featuring a central flower bed, brick-built outbuilding, timber shed, outside lighting, and gated rear access.

SERVICES TO PROPERTY

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

Council Tax Band - B

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.

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.

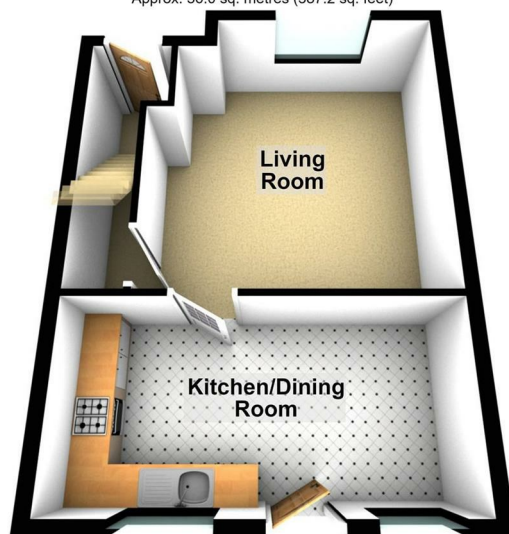
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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

Ground Floor

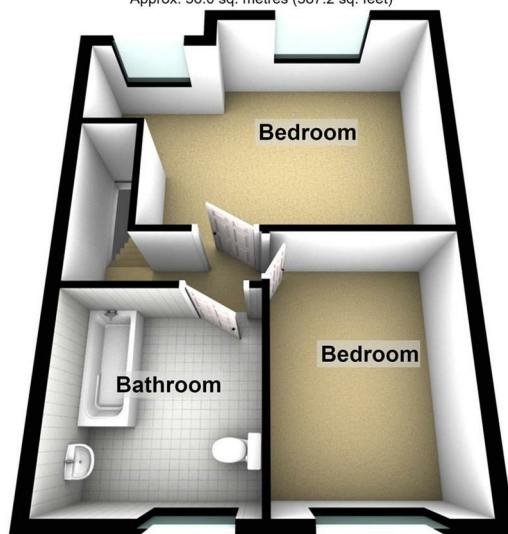
Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 sq. feet)

First Floor

Approx. 36.0 sq. metres (387.2 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	74	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	