

Town & Country

Estate & Letting Agents

Conway Close, Saltney

£250,000



This stunning modern three-bedroom detached family home is located within the desirable Conway Close, within Saltney. The property offers a perfect blend of contemporary living and comfort, making it an ideal family home. Having the benefit of gas central heating & double-glazing, a spacious living room, modern kitchen/diner and an orangery, private side and rear garden, a detached garage and off-road parking. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This stunning detached family home offers adaptable accommodation and is ready to move into, comprising of an entrance porch and a reception hall. There is a light and spacious living room, and contemporary kitchen/dining room. The open thoroughway from the kitchen leads to the orangery currently used for dining, however, this space can be utilised to suit individual requirements, and having French doors leading into the garden. To the first floor, there is a modern white three-piece bathroom suite and three bedrooms. Externally, the property enjoys a golden gravel frontage with concrete off-road parking and an electric vehicle charging point. Double timber gates provide access to the side of the property, where further gravelled areas lead to a paved patio and an attractive rear garden well stocked with a variety of shrubs and plants. The garden also provides access to a detached garage offering useful storage and flexible additional space.



LOCATION

Conway Close is a quiet no-through road in Saltney, approximately 10–15 minutes west of Chester city centre. The property is conveniently located close to Morrisons and Asda supermarkets, with a range of primary and secondary schools nearby. Larger shopping options are available at Broughton Retail Park and Chester city centre. The area offers good access to Chester Business Park and the A55 Chester southerly bypass.

DIRECTIONS

From our Chester branch head south on Lower Bridge Street, Turn right onto Castle Street, At the roundabout, take the 1st exit onto Grosvenor Road/A483, At the roundabout, take the 2nd exit onto Lache Lane, Turn right onto Circular Drive, Continue onto Green Lane, Turn left onto Boundary Lane, Boundary Lane turns slightly right and becomes Sandy Lane, Turn right onto Celyn Crescent, Turn right onto Conway Close, Turn right to stay on Conway Close, the property will be located on the righthand side. and identified by our For Sale Board.



ENTRANCE PORCH

5'4 x 4'0

The property is entered through an opaque uPVC double-glazed front door, opening into the entrance porch. Features include a ceramic tiled floor, radiator, double-door cloaks cupboard, and an internal door leading to the reception hall



LIVING ROOM

15'4 x 8'10

Having a radiator and a full-length window overlooking the front elevation.



RECEPTION HALL

12'6 x 5'5

With a ceramic tiled floor continuing from the entrance porch, the reception hall features a radiator, staircase rising to the first-floor accommodation with spindle balustrade, and doors leading to the kitchen/diner and living room.





KITCHEN/DINER

15'3 x 10'0

Featuring an understairs storage cupboard, a window to the rear elevation, radiator, and an opaque uPVC double-glazed door providing access to the side elevation. An open-throughway leads to the orangery.

The kitchen is fitted with a range of wall, base, and drawer units complemented by stainless steel handles, together with work surface space incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven with microwave above, a four-ring gas hob with extractor hood over, and there is space and plumbing for both a washing machine and dishwasher.



ORANGERY

9'0 x 8'9

Constructed with a low brick wall and uPVC double-glazed frame, incorporating French doors opening onto the rear garden. Additional features include a ceiling fan/light and radiator.



BEDROOM ONE

10'3 x 8'4

Benefiting from fitted wardrobes extending the length of one wall, a radiator, and a window overlooking the rear elevation.



FIRST FLOOR LANDING

With a continuation of the spindle balustrade from the entrance hall, the first-floor landing provides access to the loft, features an opaque window to the side elevation, and doors leading to all three bedrooms and the bathroom.



BEDROOM TWO

12'9 x 8'3

Featuring recessed ceiling downlights, a radiator, and a window overlooking the front elevation.



BEDROOM THREE

10'3 x 5'8

Having a built-in cupboard housing the gas combination boiler, together with a radiator and a window facing the front elevation.



BATHROOM

6'9 x 5'7

Fitted with a modern white three-piece suite comprising a panelled bath with central mixer tap and thermostatic shower over, low-level WC, and pedestal wash hand basin. The floor is ceramic tiled, the walls are partially tiled, and there is a chrome heated towel rail together with an opaque window to the rear elevation.

EXTERNALLY

To the front of the property is a golden gravel garden with

concrete off-road parking spaces, an external electric vehicle charging point, and an outside light. Timber double gates open to the side of the property.



SIDE & REAR GARDEN

Double timber gates open to the side of the property, where golden gravel and paving extend to the rear garden. The garden is predominantly laid to shrubs and planted with a variety of mature plants. There are external lights and a water supply, together with access to the detached garage.



DETACHED GARAGE

The detached garage benefits from power and lighting and has been divided to provide versatile accommodation. To the front is an up-and-over garage door opening into a useful storage area, while the rear section, accessed via its own separate side door, offers a space suitable for a variety of uses, including a home office.

SERVICES TO PROPERTY

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

Council Tax Band: E

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.

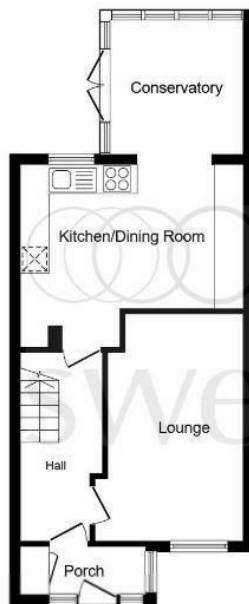
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

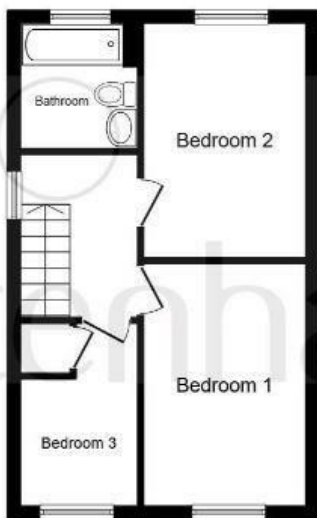
MORTGAGE SERVICES

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.



Ground Floor



First Floor



Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

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.