

Town&Country

Estate & Letting Agents

White Friars, Chester

£325,000



Nestled in the charming area of White Friars, Chester, this exquisite end-terrace townhouse presents a perfect blend of character and modernity. Spanning three storeys, the property boasts a thoughtfully designed layout that caters to the needs of contemporary living.

Additionally, the inclusion of a secure car park space adds to the appeal, making this home not only stylish but also practical for those who require easy access to transport. This property is a rare find, combining elegance, functionality, and a prime location in one of Chester's most sought-after areas. Whether you are looking to buy or rent, this townhouse is sure to impress.

The property boasts 732 sq ft.

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DESCRIPTION

This beautifully designed three-storey townhouse offers stylish, flexible accommodation with a thoughtful layout ideal for modern living. Blending character features with contemporary finishes, the property provides bright open-plan spaces, generous storage, and well-proportioned rooms throughout, just a minute walk from Bridge Street, the property also benefits from a secure car park space.



LOCATION

Whitefriars, is a prime city-centre location within the city walls of the historic Chester city, offering excellent walkability and easy access to shops, restaurants, cafés and leisure facilities. The area is close to major retail streets, Chester Market, supermarkets and fitness centres, while nearby attractions include Grosvenor Park, the River Dee and Chester Cathedral. Families benefit from access to well-regarded schools such as Queen's Park & Catholic High School and The Queen's School. Transport links are strong, with Chester railway station and the main bus interchange within walking distance while the A55, M53 and M56 motorways are easily accessible, providing convenient routes to Liverpool, Manchester, North Wales and the wider North West.



ENTRANCE HALL

The property is entered through a timber-panelled, opaque double-glazed front door, which opens into the entrance hall. Stairs rise to the first floor, and there is a fitted floor-to-ceiling cloak/store cupboard, underfloor heating, and a door leading to the ground floor bedroom.



DOUBLE BEDROOM

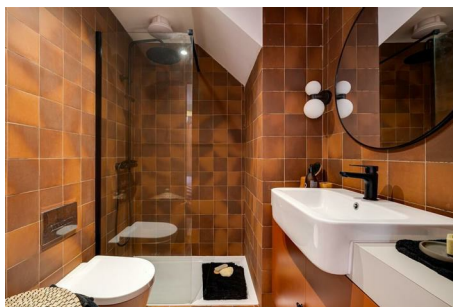
9'10" x 9'2"

The generously proportioned double bedroom provides a peaceful and comfortable retreat, with ample space for furnishings and excellent natural light enhancing the bright, airy atmosphere.

WALK IN WARDROBE

5'2" x 4'0"

Positioned adjacent to the bedroom, the walk-in wardrobe offers superb storage and organisation space, creating a practical dressing area with a boutique-style feel.



BATHROOM

6'2" x 4'8"

Finished in a sleek contemporary style, the ground floor bathroom features a generous walk-in shower with modern fittings and clean-lined finishes, creating a stylish and functional space.

STAIRCASE TO FIRST FLOOR LOUNGE

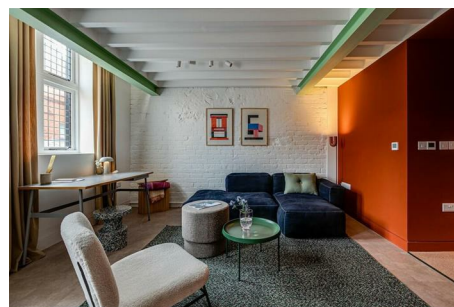
The staircase rises elegantly to the first-floor living space, contributing to the home's striking split-level design. Open sightlines between floors create a wonderful sense of flow and connection throughout the property.



FIRST FLOOR LOUNGE

13'5" x 12'7"

The first-floor lounge is an inviting and versatile living area, thoughtfully designed with built-in storage and a dedicated workspace ideal for home working or study. The open layout and visual connection to the upper floor create a striking sense of space and light.



FIRST FLOOR BATHROOM

A second contemporary bathroom serves the first floor and includes a modern walk-in shower, stylish sanitaryware, and quality finishes, perfectly complementing the home's overall design aesthetic.



KITCHEN/DINING ROOM

12'4" x 11'5"

Positioned on the top floor, the bespoke hardwood kitchen has been beautifully crafted with hand-painted cabinetry, elegant stone worktops, and integrated appliances. Designed with both style and practicality in mind, it offers an exceptional space for cooking and entertaining.



UTILITY ROOM

4'9 x 4'0

Separate from the main living spaces, the utility room provides dedicated laundry facilities and additional storage, helping to keep the home organised and clutter-free.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band F

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,

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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



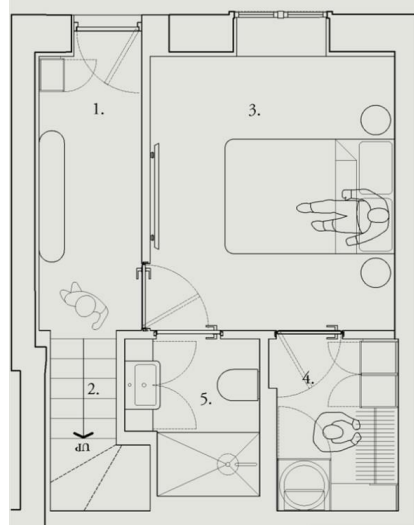
DINING AREA

The dining area enjoys an elevated position overlooking the lounge below, creating a dramatic sense of openness and connection throughout the home. Perfect for entertaining, the space comfortably accommodates dining furniture while benefiting from excellent natural light.

BALCONY FEATURE

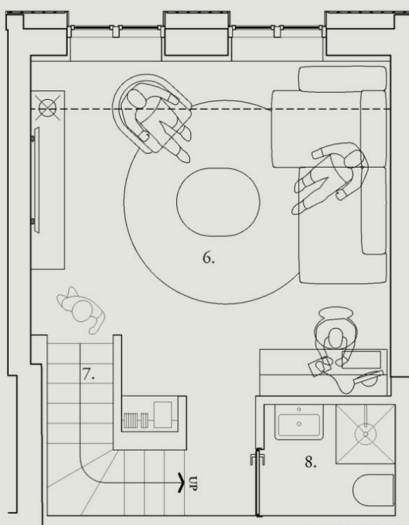
A striking internal balcony overlooks the lounge area beneath, enhancing the home's architectural appeal and creating a bright, open atmosphere across multiple levels.

1. entrance lobby with bench & tiled wall
2. stair to first floor lounge
3. double bedroom
4. walk-in wardrobe
5. bathroom with walk-in shower



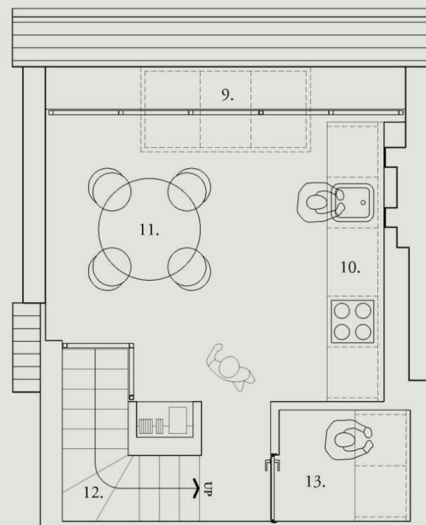
GROUND FLOOR

6. lounge with working space & built-in storage
7. stair to second floor kitchen & dining
8. bathroom with walk-in shower



FIRST FLOOR

9. balcony looking down to the lounge
10. hardwood, hand painted kitchen with stone worktop
11. dining area
12. stair down to the lounge
13. utility room with washing machine



SECOND FLOOR

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	58	78
	EU Directive 2002/91/EC	