

Town & Country

Estate & Letting Agents

Whitchurch Road, Milton Green

£230,000



Located in a lovely hamlet offering easy access to Chester, as well as the local motorway networks and a host of rural pursuits close at hand, this well-maintained and extended two double bedroom semi-detached house benefits from UPVC double glazing along with oil-fired central heating, off-road parking and mature gardens. Viewing is essential to appreciate all that Cambrian Villas has to offer.

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DESCRIPTION

Nestled on Whitchurch Road in the charming area of Milton Green, this delightful semi-detached house offers a perfect blend of comfort and practicality. With two spacious reception rooms, including a double aspect living room providing space and natural light, making it ideal for both relaxation and entertaining. The dining room has an open throughway leading into the kitchen ideal for family meals and gatherings. The property boasts two generously sized double bedrooms, and a well-appointed bathroom with a white three-piece bathroom suite. Outside, you will find an enclosed courtyard, perfect for enjoying a morning coffee or evening relaxation, alongside a well-maintained mature side garden that adds to the property's appeal. For those who require parking, this home offers ample off-road parking. The property is equipped with a septic tank and oil heating.



LOCATION

Milton Green is a sought-after rural hamlet situated just south of Chester, offering a peaceful countryside setting whilst remaining highly convenient for commuting and everyday amenities. Nearby Tattenhall provides a range of local shops, cafés, public houses, a pharmacy and other essential services, with the historic city of Chester offering extensive retail, leisure and dining facilities only a short drive away. The area is well regarded for schooling, with a selection of primary and secondary schools available in the surrounding villages and Chester itself. Excellent transport links are available via the A41, with easy access to the M53 and M56 motorway networks connecting to Liverpool, Manchester and North Wales. Nearby centres including Tarporley, Farndon, Wrexham and Chester further enhance the appeal of this attractive semi-rural location.

DIRECTIONS

Head north-west on Lower Bridge Street towards St Olave Street, 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, continue to follow A51. Turn right onto Challinor Street/A51. Slight left onto Christleton Road/A5115. Continue straight onto Boughton Heath Junction. Continue straight onto Whitchurch Rd/A41 arrive at Milton Green and the property will be located on the left.

ENTRANCE HALL

The property is entered through a leaded double-glazed wood-effect composite door opening into the entrance hall, which features woodgrain-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation with a storage cupboard below, and a partially glazed door opening into the dining room.



DINING ROOM

9'7 x 7'7

With woodgrain-effect laminate flooring, a radiator, and a window to the side elevation. An open throughway leads into the kitchen, while a partially glazed door opens into the living room.



LIVING ROOM

16'9 x 10'5

Having a continuation of the woodgrain-effect

laminate flooring, this double-aspect room features a bay window to the front elevation with a radiator beneath, along with a window overlooking the rear courtyard. There is also a wall-mounted electric fire with a brick surround and slate mantel.



KITCHEN

10'0 x 7'8

A lovely kitchen fitted with a range of light woodgrain-effect wall, base, and drawer units complemented by display cabinets, ornamental handles, and work surface space housing a stainless steel single-drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven and electric hob with extractor hood above. There is space and plumbing for a washing machine, along with a floor-standing Worcester oil boiler. Additional features include ceramic tiled flooring, a window to the rear elevation, and a woodgrain-effect composite double-glazed opaque door opening to the rear courtyard.

FIRST FLOOR LANDING

With access to the loft and doors opening to the bathroom and both double bedrooms.



BATHROOM

9'0 x 6'6

Installed with a white three-piece suite comprising a panel bath with electric shower and protective screen above, a dual-flush low-level WC, and a vanity unit housing a wash hand basin with mixer tap. There is also a radiator, partially tiled walls, an airing cupboard, extractor fan, and an opaque window to the rear elevation.

over the stairs, a window to the front elevation with radiator beneath, and a fitted dressing table.



EXTERNLLY

To the front of the property is ample blockwork off-road parking, bordered by shrubs and hedging to the front and left-hand side. A canopy sits above the main entrance door with an exterior light to the side, while shared gravel access leads to the rear of the property. Directly to the rear of the property is a concrete courtyard enclosed by timber fence panels, with a gate opening onto a golden gravel area where the oil tank is located. There are raised shrub planters, and to the right-hand side is a lovely, well-maintained garden featuring a paved seating area, lawn, and shrub borders, along with a greenhouse and two timber sheds positioned to the rear. There is also access to the shared septic tank, which is shared among the other properties along Cambrian Villa, with the maintenance costs split equally. The rear garden is bordered by hedging on either side, and the property is not overlooked from the rear.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: B

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.



BEDROOM ONE

18'3 x 8'1

A double-aspect bedroom with windows facing the side and rear elevations. There is a radiator and a range of light woodgrain-effect fitted wardrobes, dressing table, and chest of drawers complemented by stainless steel handles.



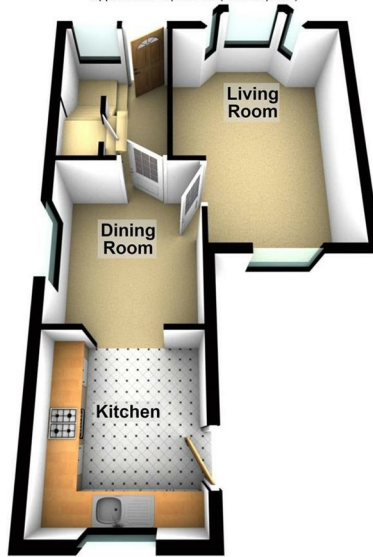
BEDROOM TWO

14'5 x 8'2

Having a built-in wardrobe utilising the space

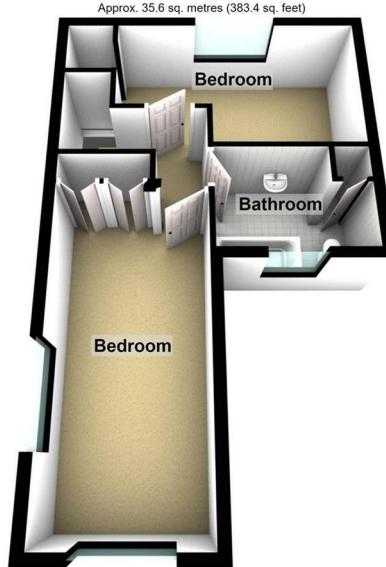


Ground Floor
Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 72.4 sq. metres (778.9 sq. feet)

First Floor
Approx. 35.6 sq. metres (383.4 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	