

Town & Country

Estate & Letting Agents

Tiberius Way, Chester

60% Shared ownership £170,000



A beautifully presented three-bedroom modern home available on a 60% shared ownership basis, offering an excellent opportunity for first-time buyers seeking stylish and affordable living in Chester. This impressive property features a spacious living room, contemporary kitchen/dining room with integrated appliances and French doors opening onto the rear garden, three well-proportioned bedrooms including a principal bedroom with en-suite, and a modern family bathroom. Externally, the home benefits from two off-road parking spaces, an enclosed rear garden, UPVC double glazing and gas central heating. Situated on the popular Tiberius Way development, the property enjoys excellent access to Chester city centre, local amenities and commuter links. Offered at £175,000 for a 60% share, with a 120-year lease from new, this fantastic home is ideal for those looking to step onto the property ladder.

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DESCRIPTION

A beautifully presented three-bedroom modern home available on a 60% shared ownership basis, offering an ideal opportunity for first-time buyers. Situated within a popular development with excellent access to local amenities, the city centre and motorway networks. This stylish property benefits from UPVC double glazing, gas central heating, two off-road parking spaces and an enclosed rear garden. The accommodation includes a spacious living room, modern kitchen/dining room with French doors opening onto the garden, downstairs WC, three bedrooms, en-suite to the principal bedroom and a contemporary family bathroom.

LOCATION

Tiberius Way is ideally positioned within a popular residential area of Chester, offering a fantastic balance of modern living, convenience and connectivity. The property is perfectly placed for access to Chester city centre, with its excellent selection of shops, restaurants, bars, historic landmarks and leisure facilities, while also benefiting from a range of local amenities and everyday essentials nearby. For commuters, the location is particularly appealing with excellent transport links providing easy access to surrounding areas and major road networks, making travel to nearby towns and cities straightforward. Combining a convenient location with a welcoming community feel, Tiberius Way is an excellent choice for first-time buyers, professionals and families looking for a well-connected home in Chester.

DIRECTIONS

From the Chester office Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 1st exit onto Grosvenor Rd/A483. At the roundabout, take the 1st exit onto Wrexham Rd./A483. Turn right onto Roman Cres. Turn left onto Tiberius Way. Destination will be on the left.

ENTRANCE HALL

A welcoming first impression, the entrance hall features attractive wood-effect laminate flooring, a useful storage cupboard housing the consumer unit, a radiator and staircase rising to the first floor. Doors lead through to the living accommodation.



LIVING ROOM

13'6" x 11'7"

A bright and spacious reception room enjoying a pleasant outlook to the front elevation through a large window, allowing an abundance of natural light to fill the space. Offering ample room for a range of lounge furniture, this comfortable room provides the perfect setting for both relaxing and entertaining, with access leading through to the inner hallway.

INNER HALLWAY

The inner hallway provides access to a convenient

under-stairs storage cupboard and a modern cloakroom/WC, while an open entrance leads seamlessly through to the kitchen/dining room



CLOAKROOM/WC

6'3" x 3'0"

Fitted with a modern white suite comprising a dual flush low-level WC and pedestal wash hand basin with tiled splashback. A radiator completes this convenient ground floor facility.



KITCHEN/DINING ROOM

15'2" x 9'8"

Undoubtedly the heart of the home, this contemporary kitchen/dining room is fitted with an attractive range of light grey wall, base and drawer units complemented by wood-effect work surfaces and stainless steel handles. Integrated appliances include a double oven, gas hob with extractor hood and fridge/freezer, whilst space and plumbing is provided for a washing machine. The dining area comfortably accommodates a family dining table, making it an ideal space for everyday living and entertaining. UPVC double glazed French doors open directly onto the rear garden, creating an excellent indoor-outdoor connection during the warmer months.



FIRST FLOOR LANDING

A central landing providing access to all three bedrooms, the family bathroom and loft space.



BEDROOM ONE

11'8" x 11'6"

A generously proportioned principal bedroom positioned to the front of the property, offering ample space for a double bed and a range of bedroom furniture. Benefiting from its own en-suite shower room, this well-appointed bedroom provides an excellent private retreat.



EN-SUITE SHOWER ROOM

Stylishly fitted with a modern white suite comprising a shower enclosure with electric shower, dual flush WC and pedestal wash hand basin. Finished with partially tiled walls, a radiator and an opaque window providing natural light and ventilation.

BEDROOM TWO

10'6" x 8'3"

A spacious second double bedroom overlooking the rear garden, ideal as a guest bedroom, children's room or comfortable home office if required.



BEDROOM THREE

11'4" x 6'3"

A well-proportioned third bedroom enjoying views over the rear garden. Offering versatility, this room is equally suited as a nursery, child's bedroom, dressing room or home office.



FAMILY BATHROOM

6'2" x 5'5"

Beautifully appointed with a contemporary three-piece suite comprising a panelled bath with mixer tap and shower attachment, glazed folding shower screen, pedestal wash hand basin and dual flush WC. Finished with partially tiled walls to create a modern and easy-to-maintain space.



REAR GARDEN

Designed for ease of maintenance and outdoor enjoyment, the enclosed rear garden features a paved seating area ideal for al fresco dining, leading onto a lawn bordered by established shrubs. Enclosed by timber fencing for privacy, the garden also benefits from gated side access, outside lighting and an external water supply, making it perfect for both families and keen gardeners alike.



SERVICES TO PROPERTY

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

LEASE HOLD - 120 years from new.

Vendor currently pays £385.00 rent for the 40% lease hold Council Tax Band - 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.

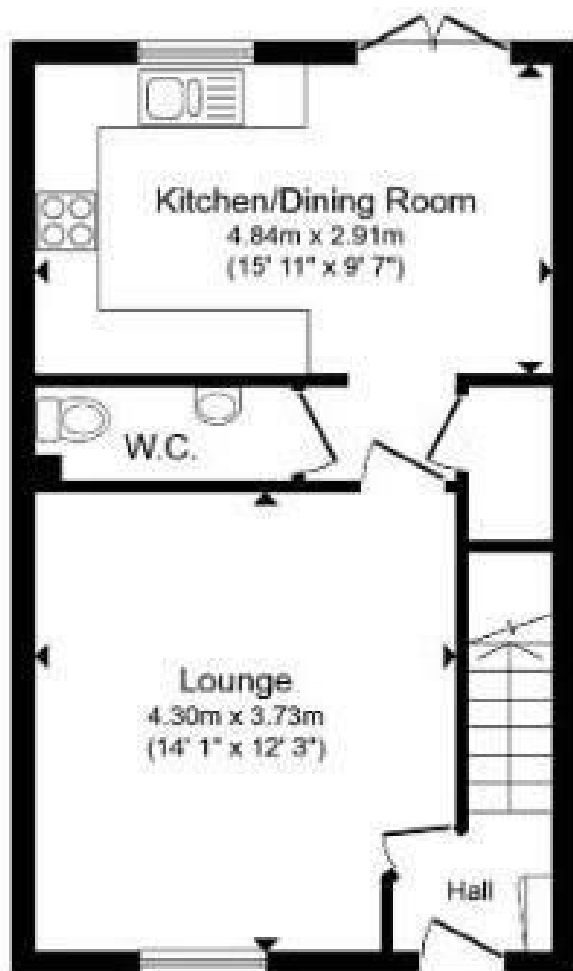
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

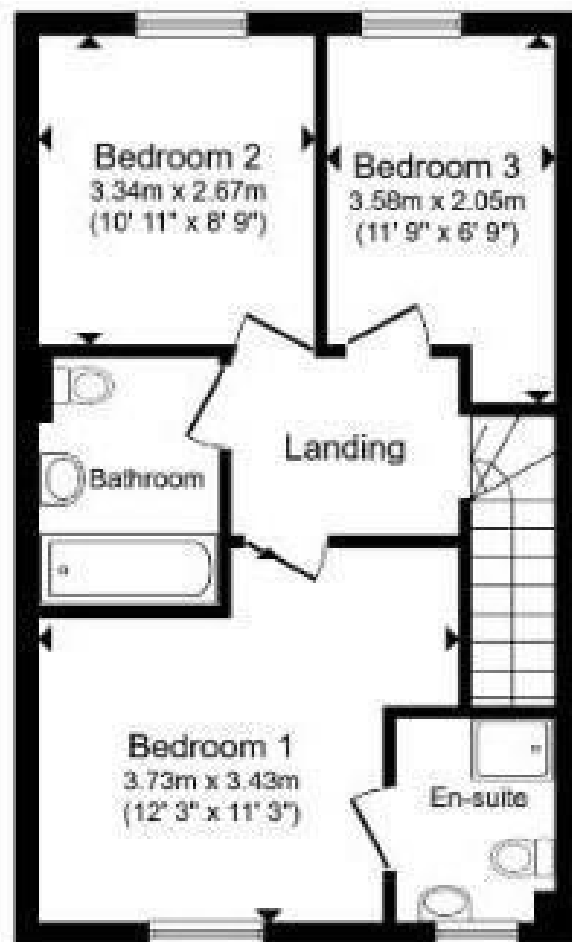
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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



Ground Floor



First 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		97
(81-91) B	84	
(69-80) C		
(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	