

Town & Country

Estate & Letting Agents

Guilden Sutton Lane, Guilden

£275,000



Town and country are please to offer this three bedroom semi-detached house, situated on a generous sized plot in the sought after village of Guilden Sutton. In need of a degree of modernisation however benefitting from gas central heating the accommodation comprises an entrance porch, reception hall, living room, dining room and kitchen. First floor three bedrooms and a family bathroom. Externally, front off road parking with a lawned and shrubbed garden. A large south facing rear garden.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



LOCATION

The Village of Guilden Sutton lies some 3.5 miles from the centre of Chester, close to open countryside. There is an excellent primary school in the village, with secondary schooling available nearby at Christleton, Upton and Great Boughton. A bus services runs into Chester, and the M53 and M56 motorway junction is within a mile. Manchester and Liverpool Airports are within approximately 45 minutes' drive. Sports and leisure facilities close at hand include a golf course, rugby club, leisure centres, bowling and tennis.

DIRECTIONS

From Chester proceed out of the City in a North Easterly direction along Hoole Way and over the Hoole Railway Bridge onto Hoole Road. Continue along Hoole Road passing the park on the right hand side and to the main roundabout. Take the third (right hand) exit off this roundabout and continue for a short distance along the dual carriageway taking the left hand turning signposted for Guilden Sutton. This turning leads onto Guilden Sutton Lane. Continue along Guilden Sutton Lane where the property will be seen on the right hand side.

ENTRANCE PORCH

Glazed double doors open to the entrance porch and a timber panelled front door with glazed insert opens to the reception hall.

RECEPTION HALL

With stairs off rising to the first floor accommodation with a store cupboard below (large enough to be converted to a Cloakroom WC), radiator and doors off to the living room, dining room and kitchen.



LIVING ROOM

12'10" x 12'8"

Featuring a gas fire with a tiled hearth and an Adams style surround, a window to the front elevation and a radiator.



DINING ROOM

13'0" x 12'10"

Having a gas fire with a feature ceramic tile surround, a window to the rear elevation and a radiator.



KITCHEN

15'8" x 6'2"

The kitchen is fitted with a range of wall and base units, work surface space with an inset stainless steel double drainer sink unit with a mixer tap. A quarry tiled floor, plumbing for a washing machine, radiator, windows to both the rear and side elevations and a back door off.

FIRST FLOOR LANDING

With access to the loft space and doors off to all three bedrooms and the bathroom.



BEDROOM ONE

13'0" x 12'8"

With a window to the rear elevation having views over the garden, an ornamental fireplace and a radiator.



-



BEDROOM TWO

12'6" x 11'4"

Having a window to the front elevation with a lovely rural aspect, an ornamental fireplace and a radiator.



BEDROOM THREE

8'10" x 7'2"

A window to the front elevation and a radiator.



BATHROOM

7'8" x 6'2"

Installed with a white suite comprising a bath with a shower and screen over, a high level WC and wash hand basin. Partially tiled walls, a radiator and a built in cupboard housing the Baxi gas combination boiler (installed in 2016).

GARAGE

A detached garage with power and light and a side access door.



EXTERNALLY

To the front of the property is off road parking and a lawned garden with an attractively shrubbed borders. The rear garden is a real feature of this property, being of a substantial size and enjoying a sunny, southerly facing aspect. The garden itself has been very well attended and is predominately laid to lawn with well stocked and planted flower beds also featuring a vegetable garden to the rear.



REAR ASPECT

SERVICES

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

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester On 01244 403900.

TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and one of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to Gary Jones (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. Gary Jones (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. Gary Jones (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. Approval No. H110624
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.

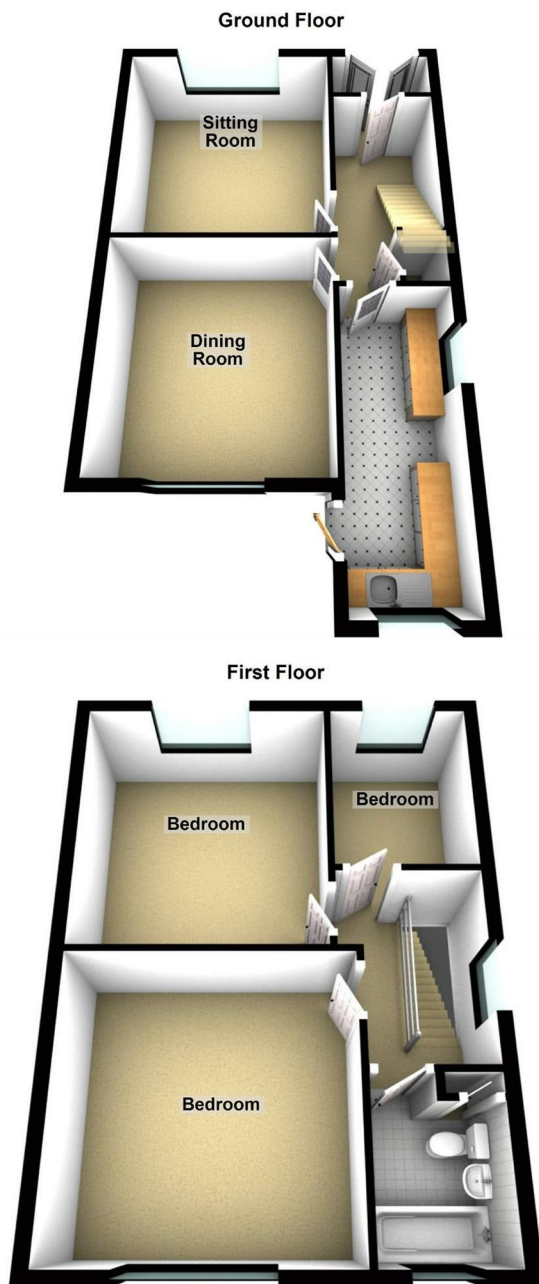
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.