

Town & Country

Estate & Letting Agents

Lincoln Drive, Newton

Offers In Excess Of £280,000



Nestled within Lincoln Drive in Newton, this traditional extended 1930s semi-detached house offers a delightful blend of character and modern living. Having the advantage of three bedrooms, two inviting reception rooms, and a bathroom & separate W.C. A standout feature of this property is the southwest facing mature established rear garden, the driveway and detached garage. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This 1930s period home is situated within one of Chester's most sought-after suburbs; this semi-detached house is predominantly double glazed and benefits from gas central heating. The accommodation comprises an entrance hall, a living room with bay window to the front elevation, an extended dining/sitting room and extended kitchen. To the first floor, there are three bedrooms, a bathroom and separate WC. Externally, there is a small front garden with paved pathways and a driveway leading alongside the property to the garage and rear garden. The rear garden enjoys a lovely south-westerly-facing orientation and is predominantly laid to lawn, with a variety of established plants, shrubs and trees. With its prime location and lovely features, this property is a must-see for anyone looking to settle in Chester.



LOCATION

Lincoln Drive is situated within the popular residential area of Newton, to the north of Chester city centre. The property is conveniently positioned for a range of local amenities, including shops, cafés and everyday services at Kingsway, while excellent nearby schooling includes Upton-by-Chester High School and local primary schools. There are regular bus services close by, with Chester railway station approximately 1.1 miles away, providing excellent links to Liverpool, Manchester and beyond. Chester city centre is also readily accessible, offering an extensive range of shopping, dining, leisure and cultural facilities.

DIRECTIONS

From our Chester branch, head north-east towards Grosvenor Street and continue onto Nicholas Street. At the roundabout, take the exit onto St Oswald's Way and continue towards Hoole Road. Proceed along Hoole

Road, turning onto Newton Lane. Continue into Newton and turn into Lincoln Drive, the property will be located by our For sale Sign.

ENTRANCE HALL

12'0" x 5'3"

Accessed through a timber-panelled front door, the entrance hall has an opaque single-glazed window to the side elevation, a radiator and stairs rising to the first-floor accommodation. There is also a useful storage cupboard with a side-facing window beneath the stairs, together with doors opening to the living room, extended dining/sitting room and kitchen.



LIVING ROOM

11'2" x 12'7"

Having a bay window to the front elevation with a radiator beneath, together with an ornamental fireplace, picture rail and ceiling moulding.



DINING/SITTING ROOM

20'6" x 10'5"

This extended room features a ceiling moulding, together with a window overlooking the rear elevation and a radiator beneath.



KITCHEN

14'8" x 6'2"

The kitchen is fitted with a range of pine wall and base units with marble-effect work surfaces, incorporating a stainless-steel double-bowl sink unit with mixer tap. There is a built-in double oven and hob, together with space and plumbing for a washing machine. Two windows face the side elevation, whilst a double-glazed rear door provides access to the rear garden.

FIRST-FLOOR LANDING

Having a single-glazed opaque window to the side elevation, pine-panelled ceiling with a retractable loft ladder and doors opening to three bedrooms, bathroom and separate WC.



BATHROOM

6'8" x 5'8"

Fitted with a coloured two-piece suite comprising a panel bath with electric shower over and a pedestal wash hand basin. The walls are fully tiled, and there is an airing cupboard together with a window facing the rear elevation.



W.C

Separate W.C downstairs, housed within a unit, with tiled floors, walls and a window.



BEDROOM ONE

12'6" x 9'4"

This principal bedroom is fitted with a range of furniture comprising wardrobes with sliding mirrored doors running along the length of one wall and leading to a corner dressing table. To either side of the bed are bedside cabinets and corner units, with luggage cupboards above. A window faces the front elevation with a radiator beneath.



BEDROOM TWO

11'3" x 10'0"

Having a fitted double wardrobe with luggage cupboards above, together with a dressing table. A window faces the rear garden with a radiator beneath.

BEDROOM THREE

6'5" x 6'4"

Having a window facing the front elevation, radiator and fitted shelving.



EXTERNALLY

To the front of the Lincoln Drive is a shrubbed garden with golden gravel, together with a paved pathway leading to the front door and continuing alongside the property to the garage and timber access to the rear garden. The rear garden enjoys a wonderful south-westerly-facing orientation and is predominantly laid to lawn, with a variety of established plants, shrubs and trees to the borders. There are also two timber sheds, with fenced boundaries to the right-hand side and rear. Double timber gates provide useful side access.



GARAGE

19'4" x 9'7"

Accessed from the front through opaque single-glazed double timber doors, with an opaque-glazed window to the side and rear elevations. There is also timber side access, together with power and lighting.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band C

ARRANGE A VIEWING

Please contact a member of our team on 01244

403900. Viewings are strictly by appointment via our Chester branch.

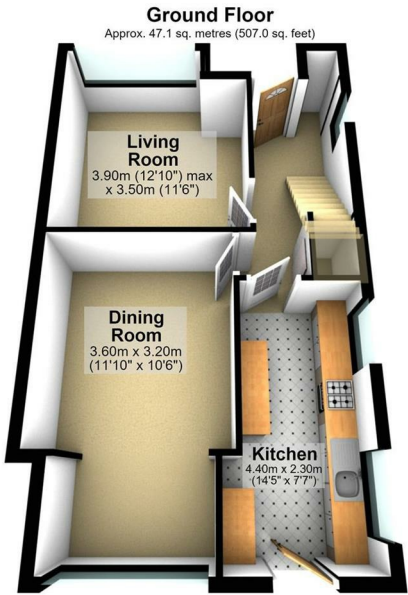
SUBMIT AN OFFER

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

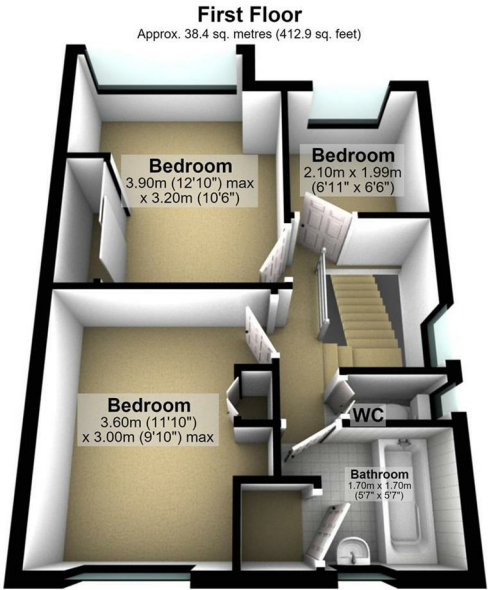
MORTGAGE SERVICES

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.



Total area: approx. 85.5 sq. metres (919.9 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.

