

Town & Country

Estate & Letting Agents

Mainwaring Drive, Saltney Ferry

£175,000



This well-presented two-bedroom semi detached home offers spacious and comfortable accommodation, complemented by a delightful west-facing rear garden. Ideally situated in the popular area of Saltney Ferry, with excellent transport links and easy access to Chester, this charming property is an ideal opportunity for first-time buyers, couples or small families. Viewing is advised.

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DESCRIPTION

Situated within this popular Chester suburb, this semi-detached benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall, living room with ornamental fireplace, a dining room, fitted kitchen. The first-floor landing providing access to two double bedrooms and a three-piece white bathroom suite. Externally, to the front of the property is a predominantly graveled garden with timber gated side access leading along the right-hand side of the property to the rear garden. The rear garden is of a good size and enjoys a westerly-facing orientation, being predominantly laid to lawn with shrub borders, a paved patio area, brick-built barbecue and timber fencing with gated rear access.



LOCATION

This location is particularly attractive for families and commuters seeking good schools, shopping, access to Chester and strong road connectivity. The area has a strong selection of primary and secondary schools, while shopping is convenient with Broughton Shopping Park, local supermarkets such as Morrisons, Asda, Co-op, and Chester city centre nearby for a wider range of shops and services. Public transport is available and road links are a major advantage, particularly via the A55, making it convenient for commuting to Chester, Deeside, Wrexham and North Wales, with Liverpool and Manchester also accessible by rail or road.

DIRECTIONS

From our Chester branch, head towards Grosvenor Road and continue onto the A5104 towards Saltney. Continue through Hough Green and into Saltney Ferry, following Chester Road before turning onto Saltney Ferry Road. Continue along Saltney Ferry Road and turn onto Mainwaring Drive. Follow Mainwaring Drive until you reach the Town and Country sign, which will be located along the road.

ENTRANCE HALL

14'6" x 5'8"

Enter through a UPVC double-glazed door into the entrance hall, featuring wood-grain-effect laminate flooring, a radiator, stairs rising to the first-floor accommodation and doors leading to the living room, dining room and kitchen.



LIVING ROOM

11'3" x 10'4"

Continuing with the wood-grain-effect laminate flooring, the living room has a window overlooking the front elevation, a radiator and a feature ornamental fireplace.



DINING ROOM

10'9" x 8'9"

Also featuring wood-grain-effect laminate flooring, the dining room has a radiator and a window overlooking the rear elevation.



KITCHEN

7'8" x 7'8"

Fitted with a range of wall, base and drawer units complemented by stainless steel handles and light wood-grain-effect work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood. There is also a display cabinet, a wall-mounted Worcester gas combination boiler, space and plumbing for a washing machine, ceramic tiled flooring and a UPVC double-glazed door opening onto the rear garden.

FIRST-FLOOR LANDING

The first-floor landing has doors leading to the bathroom and both bedrooms, together with access to the loft and a built-in shelved storage cupboard.



BATHROOM

8'0" x 5'4"

Fitted with a white three-piece suite comprising a panel bath with an electric shower over, dual-flush low-level WC and pedestal wash hand basin. Further features include ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, extractor fan, an opaque window overlooking the rear elevation and recessed ceiling downlights.



BEDROOM ONE

14'3" x 10'6"

Featuring an ornamental fireplace, two windows overlooking the front elevation, a radiator and a built-in double wardrobe.



BEDROOM TWO

10'7" x 9'0"

Having a window overlooking the rear elevation and a radiator.



EXTERNALLY

To the front of the property is a predominantly gravelled garden with timber gated side access leading along the right-hand side of the property to the rear garden. The good sized rear garden enjoys a westerly-facing orientation, predominantly laid to lawn, it features shrub borders, a paved patio area and a brick-built barbecue. The garden is enclosed by timber fencing with timber gated rear access. Some residents in the surrounding properties have utilised the rear access to create off-road parking. To the side of the property is a paved pathway and covered storage area.

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.

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.

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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

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.

