

Town & Country

Estate & Letting Agents

Salisbury Avenue, Saltney

Offers In Excess Of £199,950



Nestled on Salisbury Avenue in the popular area of Saltney. This delightful terraced presents an excellent opportunity for families and first-time buyers alike. The property has the benefit of UPVC double glazing and gas central heating, having the advantage of three well-proportioned bedrooms, downstairs bathroom, off road parking and a good-sized rear garden. Viewing is essential to appreciate all this property has to offer.

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DESCRIPTION

This mature terrace offers a sense of character and charm, making it an appealing choice for those seeking a home with personality. The adaptable accommodation comprises of an entrance hall, an inviting living room, a spacious kitchen/dining room, rear hall with built-in storage cupboard, and a conveniently located bathroom. To the first floor there are three good-sized bedrooms. Externally the property also benefits from off-road parking, side access to a substantial and well-maintained rear garden with paved and decked patio areas, a lawned garden, timber shed, and timber fence panel boundaries throughout.

LOCATION

The property enjoys a convenient location, Saltney has a range of local amenities nearby, including well-regarded schools, supermarkets, and regular bus services. Airbus, Broughton Retail Park and Chester city centre are both within easy reach, offering an excellent selection of shopping, dining, leisure, and employment opportunities. The area also benefits from superb transport links, with quick access to the A55, connecting to Chester, North Wales, the M53, M56, and the wider motorway network, making it an ideal location for commuters.

DIRECTIONS

From our Chester branch head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 3rd exit onto Hough Green/A5104. Turn left onto Park Avenue, turn right onto Salisbury Avenue. the property will be located on the right.

ENTRANCE HALL

To the front of the property is a golden gravel off-road parking area with a shared passageway to the right-hand side leading to the rear garden. Above the front door is a canopy, with an external light positioned to the right-hand side.



LIVING ROOM

14'1 x 12'8

With a continuation of the woodgrain-effect laminate flooring, this well-proportioned living room benefits from a bow window overlooking the front elevation, a radiator, an under stairs storage cupboard, and a partially glazed door leading through to the kitchen/dining room.



KITCHEN/DINING ROOM

17'6 x 9'8

The kitchen is fitted with an attractive range of wall, base and drawer units complemented by stainless steel handles and ample work surface space. It incorporates a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, space and plumbing for a washing machine, partially tiled walls, a radiator, and a window overlooking the rear garden. An open walkway leads through to the rear hall.



DINING AREA

REAR HALL

Featuring a built-in shelved storage cupboard, a door leading to the bathroom, and an opaque uPVC double glazed door opening onto the rear garden.



BATHROOM

5'5 x 6'7

The bathroom is fitted with a white three-piece suite comprising a panelled bath with a Victorian-style mixer tap and handheld shower attachment, together with an electric shower and shower curtain above. There is also a low-level WC and pedestal wash hand basin. The walls are partially tiled, and the room further benefits from a radiator and an opaque window to the rear elevation.

FIRST FLOOR LANDING

With doors leading to three well-proportioned bedrooms and access to the loft via a retractable ladder.



BEDROOM ONE

17'6 x 9'6

Featuring woodgrain-effect laminate flooring, a radiator, and a window overlooking the front elevation.



BEDROOM TWO

12'8 x 12'3

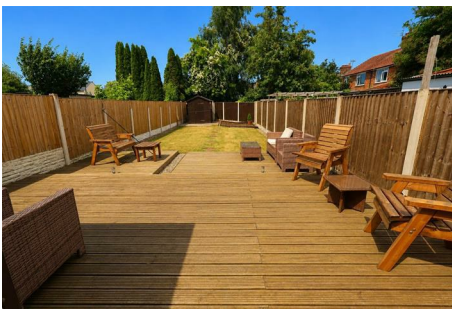
Having a built-in shelved storage cupboard, woodgrain-effect laminate flooring, a radiator, and a window overlooking the rear elevation.



BEDROOM THREE

8'2 x 9'3

Also featuring woodgrain-effect laminate flooring, a wall-mounted gas combi boiler, a radiator, and a window overlooking the rear elevation.



EXTERNALLY

To the front of the property is a golden gravel off-road parking area with a shared passageway to the right-hand side leading to the rear garden. Above the front door is a canopy, with an external light positioned to the right-hand side. Timber gated side access opens into a substantial rear garden featuring both paved and slightly raised decked patio areas. The garden is predominantly laid to lawn with gravel borders, a further decked seating area to the rear, and a timber shed. The garden is fully enclosed by timber fence panels and benefits from an external light and outside water supply.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1997.00

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.

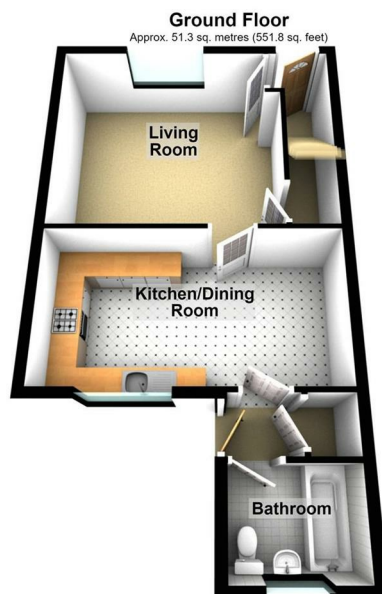
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

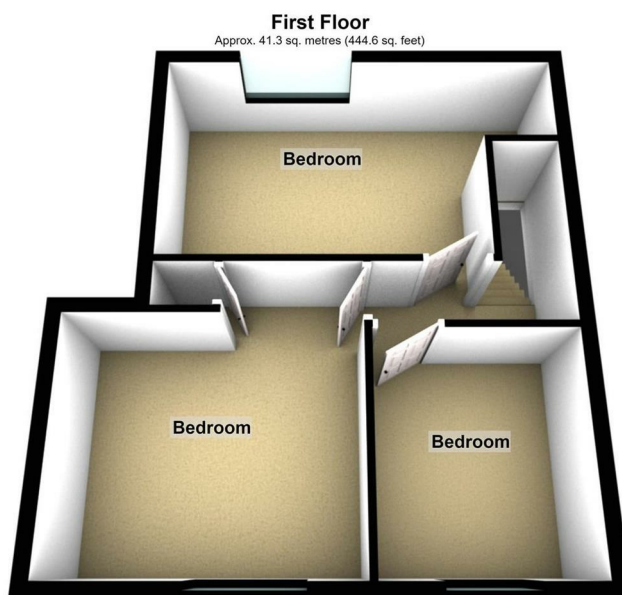
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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



Total area: approx. 92.6 sq. metres (996.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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

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.