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Vernon Road, Chester

Offers In Excess Of £220,000









Located within the Garden Quarter of Chester, this well presented two-bedroom modernised Victorian terrace offers a delightful blend of contemporary living and classic appeal. Providing a wonderful opportunity for anyone looking to embrace the best of Chester living. With its modern amenities and prime location, it is sure to attract interest from a variety of buyers.

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DESCRIPTION

Having two well-proportioned bedrooms, this terrace is perfect for small families, couples, or individuals seeking a comfortable home in a vibrant area. Benefiting from both gas central heating and double glazing, upon entering, you are welcomed into a spacious living room, providing an ideal space for relaxation or entertaining via the dining room. The contemporary white kitchen is a standout feature, designed with both style and functionality in mind. The property boasts a convenient downstairs three-piece shower room. To the first floor the landing leads to two double bedrooms alongside a family bathroom, ensuring ample facilities for all residents. Stairs rise to a versatile loft space featuring a rear sky light. Externally, the rear of the property boasts an enclosed, low-maintenance, predominantly paved courtyard.



LOCATION

Located within the Garden Quarter, the property is situated in an established residential area of Chester, close to the city centre and benefiting from a good range of local amenities, including shops, supermarkets, restaurants, leisure facilities and healthcare services. The area is well served by local schools and is also within convenient reach of the University of Chester. Public transport provision is good, with several bus services nearby and Chester railway station approximately 0.9 miles away, providing connections to Liverpool, Manchester, Birmingham and North Wales. The location also benefits from good road connectivity, with access to the M53, M56, A55 and A483, providing convenient links across Cheshire, Merseyside, Greater Manchester and North Wales. Overall, the area offers good access to amenities, education and transport, making it a well-connected residential location.

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 2nd exit onto Nicholas Street/A5268. Turn left onto Black Friars, turn right onto Nuns Road, turn left onto New Crane Street/A548, continue to follow A548, turn right onto Vernon Road the property will be located by our For Sale Sign.

ENTRANCE HALL

The property is entered through an opaque, leaded, double-glazed composite front door, which opens into an entrance hall with stairs rising to the first-floor accommodation. Doors lead off to the living room and the dining room.



LVING ROOM

11'5 x 10'0

Featuring wood-grain effect laminate flooring, a radiator, and a window facing the front elevation. An open archway leads through to the dining room.





DINING ROOM

13'0 x 10'0

With a continuation of the laminate flooring from the living room, this space includes a radiator, a large under-stairs storage cupboard, and a door opening to the kitchen. UPVC double-glazed French doors open out to the courtyard garden.



KITCHEN

14'4 x 8'4

The kitchen is fitted with a range of attractive, gloss-fronted wall, base, and drawer units complemented by stainless steel handles and wood-grain effect work surfaces. It houses a stainless steel single drainer sink unit with a mixer tap. There is space and plumbing for both a washing machine and a dryer. Integrated appliances include a stainless steel oven, hob, and extractor fan, alongside a dishwasher and space for an American-style fridge freezer. A window faces the side elevation, an opaque UPVC double-glazed door opens to the rear courtyard garden, and a door leads through to the ground-floor shower room.

GROUND FLOOR SHOWER ROOM

6'7 x 4'6

Fitted with a modern white three-piece suite comprising a separate shower enclosure with panelled walls and a thermostatic shower, a dual-flush low-level WC, and a pedestal wash hand basin with a tiled splashback. Additionally, there is a wall-mounted chrome heated towel rail and a window facing the side elevation.

FIRST FLOOR LANDING

The landing has doors opening to both bedrooms and the spacious bathroom, with a further staircase rising to the loft.



BATHROOM

10'0 x 8'4

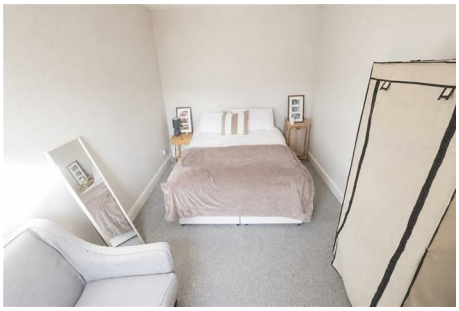
Fitted with a modern white three-piece suite comprising a P-shaped panelled bath with a thermostatic shower over, a dual-flush low-level WC, and a pedestal wash hand basin with a tiled splashback. There is a built-in cupboard housing the gas combination boiler, a wall-mounted chrome heated towel rail, a radiator, and an opaque window facing the rear elevation.



BEDROOM ONE

13'5 x 11'5 max

Featuring a window facing the front elevation and a radiator.



BEDROOM TWO

13'0 x 8'0

With a window facing the rear elevation and a radiator.

LOFT

13'8 x 12'6 max

Featuring a skylight to the rear elevation and access to eave storage.

EXTERNALLY

The low-maintenance rear courtyard garden is predominantly paved, featuring an outside light, a water supply, and timber gated rear access.

SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax Banding: B

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.

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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.

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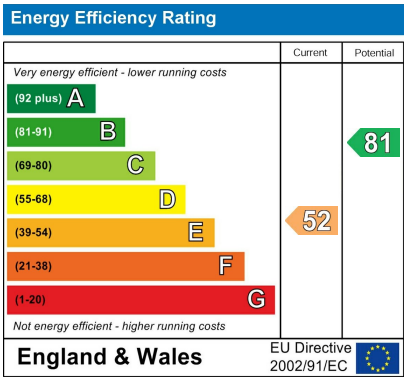
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