

Town & Country

Estate & Letting Agents

Carlton Avenue, Saltney

No Onward Chain £240,000



This delightful semi-detached house on Carlton Avenue is an ideal purchase for families or an investor. The current accommodation provides a blank canvas and can be adapted and updated to provide buyers with their ideal living space. Benefiting from both gas central heating and double glazing, with off road parking and a standout feature of a mature generous south-westerly facing rear garden. Viewing is essential to appreciate the opportunity within this lovely home

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DESCRIPTION

This property is a must-see for anyone looking to invest in a family-friendly home with great potential. The layout of the home allows for versatile living, with the potential to utilise the rooms according to your needs, benefiting from both gas central heating along with UPVC double glazing. Requiring a degree of modernisation the light and spacious accommodation is ready for potential purchasers to make Carlton Avenue their home, comprising of an entrance hall, lounge, and open plant kitchen/dining room, the ground floor accommodation is completed by a sitting room, currently utilised as a ground floor bedroom with an en suite wet room off. The first-floor landing offers access to three good size bedrooms as well as a family three-piece bathroom. Externally situated opposite a small child's play area, the property benefits from brick block off-road parking along with a gravel and shrubbed garden with timber side access, leading to a rear garden which enjoys a sunny south Westerly facing orientation with a paved patio area and slate chip and shrubbed boarders.



LOCATION

Carlton Avenue is located within Saltney, close to Chester and the Wales-England border, offering a convenient residential location with a good range of local amenities. The area benefits from nearby convenience stores, cafés, takeaways and community facilities, with Broughton Shopping Park and Chester city centre providing a wider choice of shops, restaurants and leisure facilities. There are several primary and secondary schools within the surrounding area, while local bus stops are within easy walking distance and Chester railway station provides wider rail connections. The location also benefits from excellent road links, with the A55, A483, A494 and A550 providing access across North Wales and towards the M53 and M56, making

Liverpool, Manchester and the wider North West readily accessible

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. Continue to follow A5104. Turn left onto Sandy Lane, Turn left onto Carlton Avenue. Turn left to stay on Carlton Avenue, Turn right onto Howard Road, Carlton Avenue will be located on your left, and the property will be identified by our For Sale Sign.

ENTRANCE HALL

12'5" x 5'4"

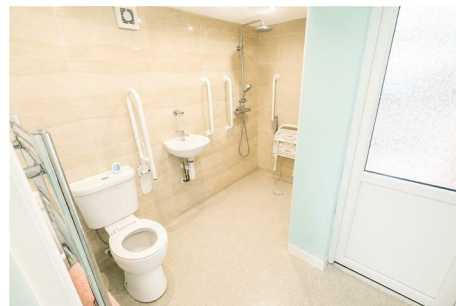
Having an opaque glazed door opening to the lounge, an open thoroughway to the sitting room/ground-floor bedroom and a door leading to the kitchen.



SITTING ROOM/GROUND FLOOR BEDROOM

14'5" x 7'0"

The sitting room is currently utilised as a downstairs bedroom. A double-aspect room with windows overlooking the front and side elevations, together with a radiator and recessed downlights. An internal door opens to the en-suite wet room.



EN-SUITE WET ROOM

8'5 x 7'2 max

An L shaped wet room installed with a wall mounted jewel head thermostatic shower with a folding wall mounted seat and drainer set with the floor, there is a dual flush low-level WC along with a wall mounted wash hand basin, the walls are partially tiled with a chrome heated tile rail and extractor fan and recessed downlights set within the ceiling. There is a separate access to the wet room from the rear garden via an opaque UPVC double glazed door.



LOUNGE

14'8" x 12'0"

Having a window overlooking the front elevation with radiator below, together with an electric fire and feature surround. An opaque glazed door opens to the kitchen/dining room.



KITCHEN/DINING ROOM

18'3" x 9'8"

Having two windows overlooking the rear

elevation, a gas wall heater and a kitchen area fitted with a range of light oak-style wall, base and drawer units with ornamental handles. The work surfaces incorporate a stainless-steel single-drainer sink unit with mixer tap and tiled splashback. There is space for a cooker, together with space and plumbing for a washing machine, an understairs storage cupboard and an opaque UPVC double-glazed door providing access to the rear garden.

FIRST-FLOOR LANDING

Having an opaque window to the side elevation, with doors opening to three good-sized bedrooms and the bathroom.



BEDROOM ONE

12'7" x 10'8"

Having a window overlooking the front elevation and radiator below.



BEDROOM TWO

11'2" x 10'8"

Having a window overlooking the rear elevation with radiator below.



BEDROOM THREE

9'3" x 6'9"

Having a window overlooking the rear elevation and a radiator.



BATHROOM

6'8" x 6'8"

Having a built-in cupboard housing the Worcester gas combination boiler and fitted with a low-level WC, panel bath with electric shower over and pedestal wash hand basin. The walls are partially tiled, and there is a radiator and opaque window overlooking the front elevation.



EXTERNALLY

The property is positioned opposite a children's play park, the front garden is low maintenance and laid to gravel and shrubs, with brick-block off-road parking and a pathway leading to the front door. The front door sits beneath a canopy and has an external light to the left-hand side. Timber side access leads to

the rear garden. The rear garden enjoys a sunny south-westerly-facing orientation and comprises a paved patio area and pathway leading onto a lawn, with slate-chip and shrub borders. There is also a timber shed, external lighting and water supply, with the garden being enclosed by a series of timber fence panels.



REAR GARDEN

SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax band: D

ARRANGE A VIEWING

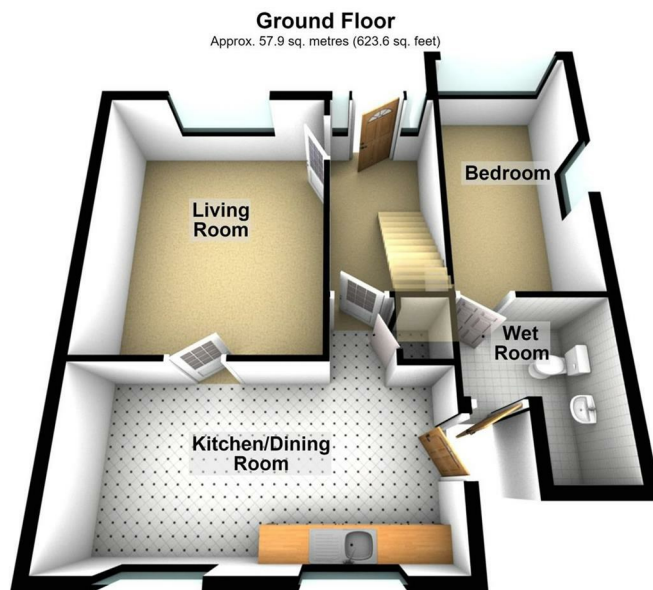
Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

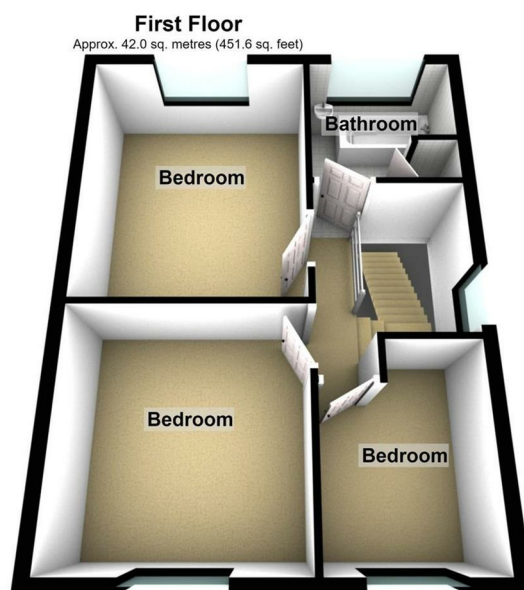
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

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. 99.9 sq. metres (1075.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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.