Town & Country
Estate & Letting Agents

Garden Lane, Chester

Offers In Excess Of £198,000









Nestled within the Garden Lane area of Chester, this delightful three bedroom, Victorian terraced house presents an excellent opportunity for first-time buyers and investors alike. Modernised throughout offering adaptable accommodation with the advantage of a rear courtyard. Viewing is advised to appreciate this lovely home.

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DESCRIPTION

Nestled within the Garden Lane area of Chester, this delightful three bedroom, Victorian terraced house presents an excellent opportunity for first-time buyers and investors alike. Modernised throughout offering adaptable accommodation with the advantage of a rear courtyard. Viewing is advised to appreciate this lovely home. This terraced house combines the charm of Victorian architecture with the convenience of modern living, making it a perfect choice for those looking to establish themselves in a thriving community This lovely terrace offers prospective purchasers the opportunity to purchase a property within walking distance of Chester City. The adaptable spacious accommodation comprises of an entrance hall, a living room and separate dining room, a downstairs cloakroom and a modern kitchen. The first-floor landing offers access to three well-proportioned bedrooms and a family bathroom. Externally there a rear yard predominantly paved and includes an outbuilding, a water supply, and rear pedestrian access.



LOCATION

The property is situated within Chester where extensive shopping and leisure facilities are available including the Northgate Arena, River Dee, health and fitness centres, tennis club, golf clubs, museums and parks. There are regular train services from Chester's main station. Easy access is available to neighbouring centres via the inner ring road which leads to the Chester Southerly By-pass to Deeside and North Wales together with the M53 providing access to the motorway network.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street towards St. Olave Street, and turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas St/A5268, continue to follow A5268, at the roundabout, take the first exit onto Upper Northgate St/A5116, continue straight onto Parkgate Road/A540, turn left onto Walpole Street, turn left onto Bouverie Street, turn right onto Garden Lane, the property will be located on the right.

ENTRANCE HALL

A UPVC double-glazed door opens into the entrance hall, which features a radiator, stairs rising to the first-floor accommodation, and doors leading to both the living room and dining room.



LIVING ROOM

12'10 x 11'4

This welcoming space includes fitted base cabinets on either side of the chimney breast, which features an Adam-style ornamental surround. A window faces the front elevation, and the room also includes a radiator and decorative ceiling mouldings.





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DINING ROOM

11'8 x 11'10

The dining room benefits from a radiator, an Adam-style ornamental fireplace surround, and UPVC double-glazed French doors opening to the rear courtyard garden. There is also a built-in storage cupboard and an open walkway leading into the kitchen.

KITCHEN

9'8 x 7'3

Fitted with modern gloss white wall, base, and drawer units, the kitchen includes an integrated stainless steel double oven, hob, and extractor hood. There is space for a fridge-freezer and plumbing for a washing machine. Two windows face the side elevation, and there is also a radiator and a UPVC double-glazed door providing access to the rear.



CLOAKROOM WC

Fitted with a dual-flush low-level WC, a wash basin, and a wall-mounted Ideal gas combination boiler.

FIRST FLOOR LANDING

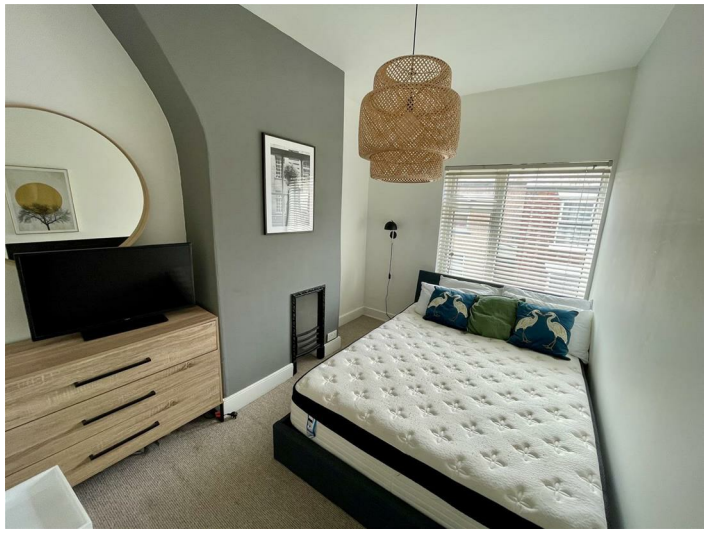
Provides access to all three bedrooms and the bathroom.



BATHROOM

9'2 x 7'2

A modern and spacious bathroom, fitted with a white three-piece suite comprising a panelled bath with wall panels, a thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The bathroom also features a radiator, extractor fan, and an opaque window to the rear elevation.



BEDROOM ONE

12'7 x 8'0

Includes an ornamental fireplace, a window to the front elevation, and a radiator.



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BEDROOM TWO

11'8 x 9'3

Features a window to the rear elevation and a radiator.



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BEDROOM THREE

11'10 x 5'10

Includes a window to the front elevation and a radiator.

REAR YARD

The rear yard is predominantly paved and includes an outbuilding, a water supply, and rear pedestrian access.

SERVICES TO PROPERTY

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

Tenure: Freehold
Council Tax Band: B

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.

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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.

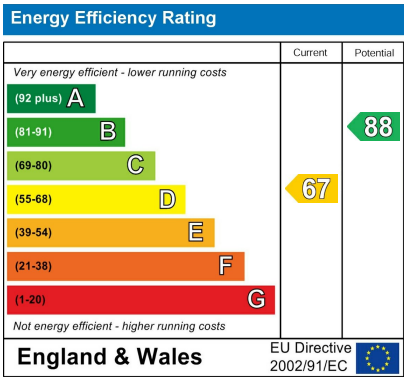
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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