

Town & Country

Estate & Letting Agents

Sydney Road, Chester

No Onward Chain £235,000



This delightful two-bedroom end-terrace Victorian house offers a perfect blend of period features and modern convenience. Having the advantage of a living room, kitchen/diner, shower room and a convenient loft space. One of the standout features of this property is its access to the picturesque Shropshire Union Canal, offering a serene backdrop. Whether you are a first-time buyer, investor or looking to downsize, this property is sure to impress with its unique character and prime location.

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DESCRIPTION

This charming home is not just a residence; it is a lifestyle choice, combining the beauty of Victorian architecture with the convenience of modern living. The accommodation is arranged over three floors having the advantage of UPVC windows and central heating. Entering through the front door, you are welcomed into the entrance hall, where stairs rise to the first floor and a door leads into the cosy living room, featuring an exposed brick ornamental fireplace, the lounge flows openly into the kitchen/diner. The quarry tiled flooring continues into the kitchen/ dining room. The kitchen is fitted with a number of units, with space for appliances and a door providing access to the rear courtyard. To the first floor, the landing provides access to two bedrooms and a modern three-piece shower room. Further stairs rise to a loft space offering versatile options, whether you envision it as a home office, a playroom, or simply extra storage. Externally, the rear of the property is a real highlight, featuring a low-maintenance courtyard providing a lovely outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings, leading onto a paved terrace positioned directly alongside the canal. Steps descend to a composite decked platform, providing the rare benefit of direct access to the Shropshire Union Canal, offering a serene backdrop for leisurely walks or cycling.



LOCATION

Situated within the Garden Quarter a convenient and well-connected area

of Chester, the property is within easy reach of a wide range of local amenities, including shops, cafés and everyday services, while Chester city centre offers an excellent selection of restaurants, bars, leisure facilities and retail outlets and access to new entertainment developments including Storyhouse, Picturehouse and the new market. The University of Chester is also nearby, making the location ideal for a variety of buyers. Excellent transport links are available via regular bus services, nearby Bache and Chester railway stations, and easy access to the A55, M53 and M56. The property also enjoys access to the Shropshire Union Canal, offering picturesque walks and outdoor leisure opportunities.

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 Street (A5268) and continue to follow the A5268. At the next roundabout, take the first exit onto Upper Northgate Street (A5116) and continue straight onto Parkgate Road (A540). Turn left onto Cheyney Road, then take the next right onto Sydney Road, where the property can be found by our Town & Country for sale sign.

ENTRANCE HALL

The property is entered through an opaque composite wood grain-effect double glazed front door, which opens into the entrance hall. There is a radiator, stairs rising to the first-floor accommodation and a door opening into the living room.





LIVING ROOM

13'4" x 11'6"

With quarry tile flooring throughout, a window to the front elevation with a radiator below, an understairs storage cupboard and an exposed brick ornamental fireplace with fixed shelving to the left-hand side. An open throughway leads into the kitchen/diner.



KITCHEN/DINER

Also featuring quarry tile flooring, the kitchen/diner is fitted with a range of wall, base and drawer units, complemented by wood grain-effect work surfaces incorporating an inset stainless steel single drainer sink unit with mixer tap. There is space for a cooker and washing machine, along with an exposed brick ornamental flue, a radiator and a housing cupboard for the Worcester gas combination boiler. A window overlooks the rear courtyard garden, while a UPVC double glazed door provides access to the rear.



FIRST FLOOR LANDING

With doors opening to the shower room and both bedrooms, along with two steps rising to the loft accommodation.





BEDROOM ONE

10'9" x 10'7"

With a window to the front elevation, a curtained wardrobe area, a radiator and a feature cast-iron ornamental fireplace.



BEDROOM TWO

8'7" x 6'9"

Having a radiator and a window to the rear elevation, framing views over the rear courtyard garden and towards the canal beyond.



SHOWER ROOM

5'10" x 5'8"

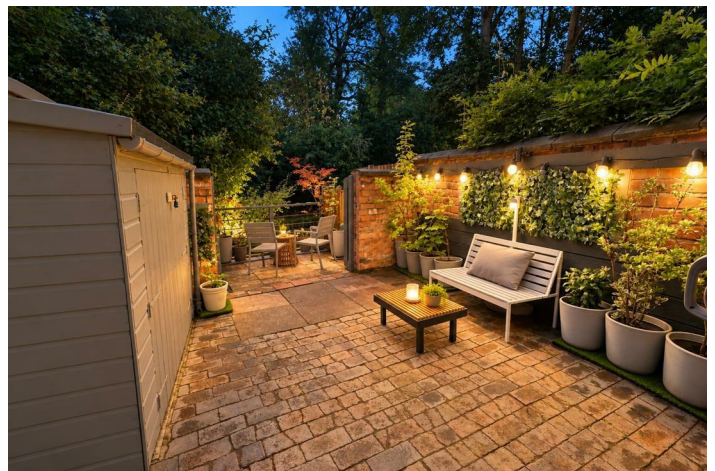
The Shower room is Installed with a modern three-piece white suite comprising a corner shower enclosure with thermostatic shower, a dual-flush low-level WC and a pedestal wash hand basin. The walls are partially tiled, with a heated towel rail, opaque window to the rear elevation and extractor fan.



LOFT

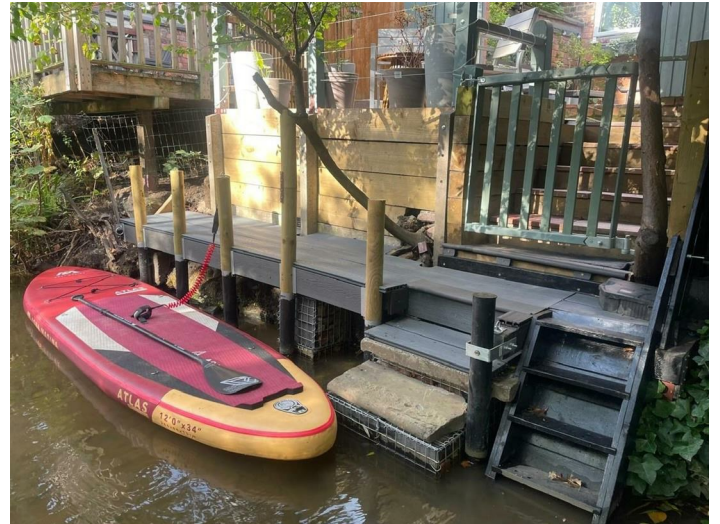
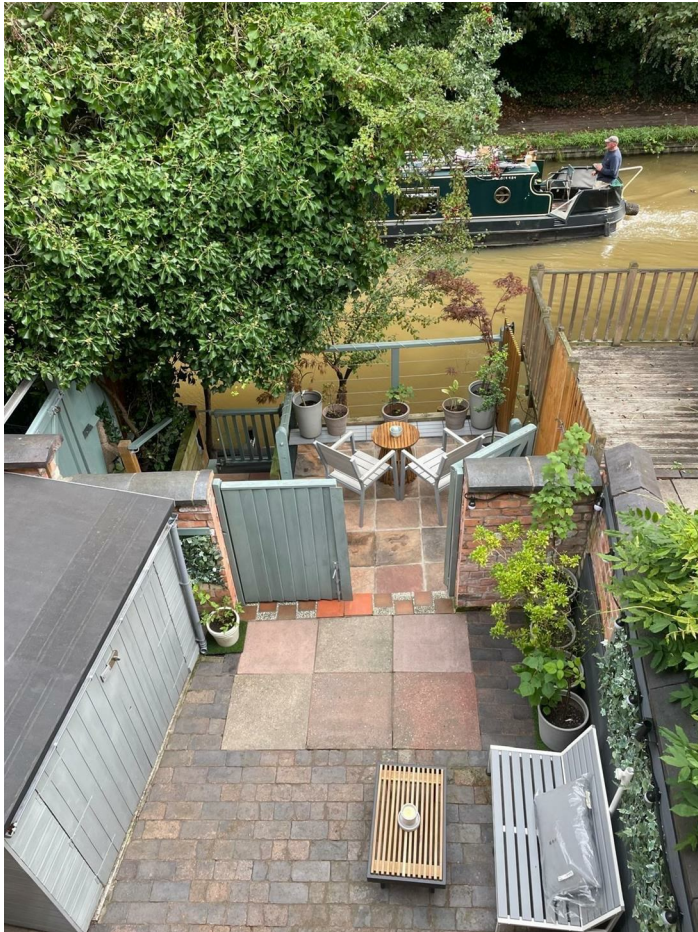
13'9" x 9'0" Maximum

With two radiators, access to eaves storage space and a double glazed skylight to the rear elevation.



EXTERNALLY

The rear courtyard measures approximately 13'4" x 12'4" and is predominantly block-paved and paved for ease of maintenance. There is a timber storage area, outside water supply, power and lighting, along with double timber gates opening onto the rear terrace. The terrace itself is paved and features balustrades directly overlooking the canal. Steps to the left-hand side descend to a gate and composite decked platform, offering direct access to the canal. There is also timber side access.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B

Furniture potentially available for negotiation upon request

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.

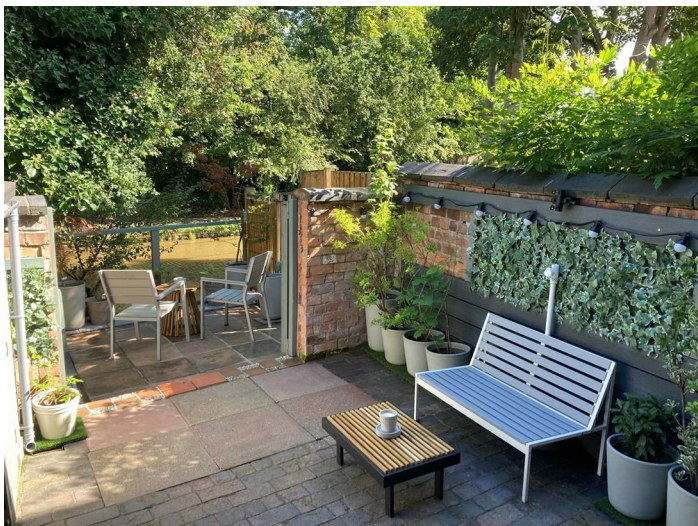
IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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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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.

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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.

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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.

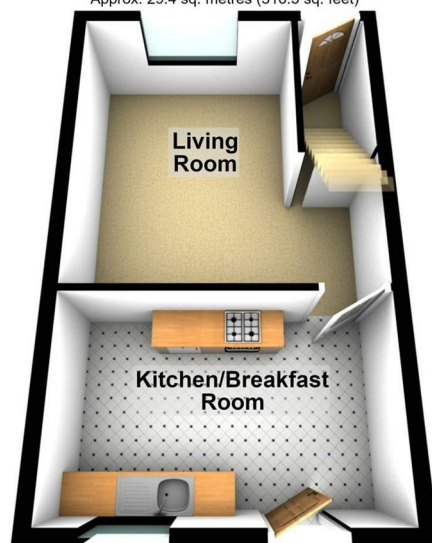
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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

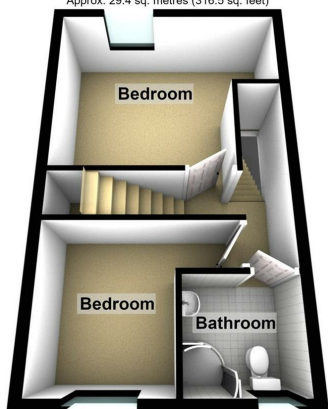
Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 sq. feet)

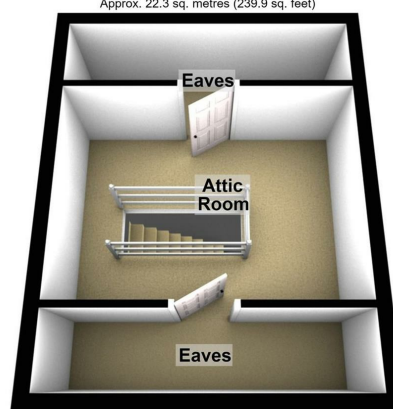
First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Second Floor

Approx. 22.3 sq. metres (239.9 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales		EU Directive 2002/91/EC

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