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 throughway 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.

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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.

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.

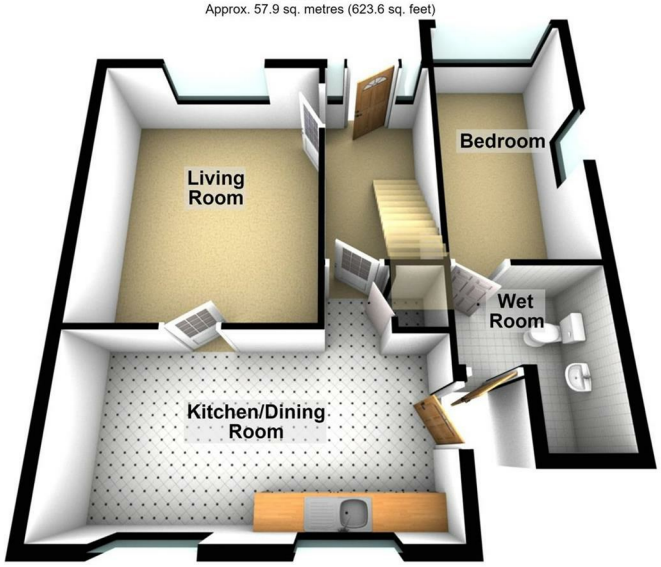
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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Ground Floor

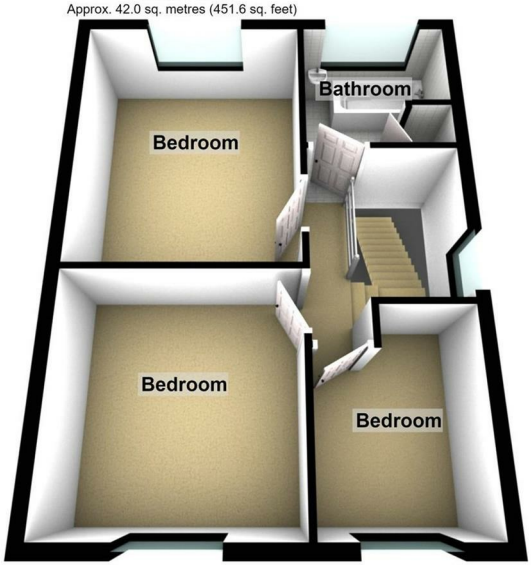
Approx. 57.9 sq. metres (623.6 sq. feet)

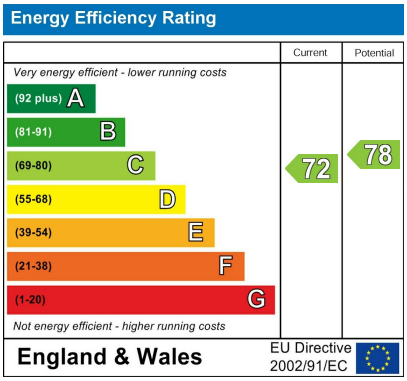


Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)





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 most 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.