

# Town & Country

Estate & Letting Agents

Norton Avenue, Saltney

£280,000



Situated on Norton Avenue in the popular family friendly area of Saltney, this delightful three bedroom semi-detached offers a perfect blend of comfort and convenience. The spacious accommodation can be adapted to suit individual needs, featuring two reception rooms, a kitchen /diner and family bathroom. Having the advantage of a car port, a tandem garage, workshop and a beautifully maintained rear garden. Viewing is essential to appreciate this lovely home

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Built in 1971, the house spans an impressive 1,055 square feet, providing ample space for families or those seeking a little extra room to breathe. This lovely family home offers generously proportioned and versatile accommodation throughout, comprising of an entrance porch, reception hall and a spacious lounge. The kitchen provides a range of attractive white gloss units with solid woodwork surfaces; the additional sitting room enjoys views over the mature rear garden. Located off the landing are three good-sized bedrooms and a three-piece family bathroom. Externally, the property offers excellent parking and storage, with the carport leading to a substantial tandem double garage and separate workshop. The enclosed rear garden features a paved patio, lawned area and attractive slate-chip and shrub borders.



## LOCATION

Norton Avenue is situated in the popular residential area of Saltney, on the western outskirts of Chester, offering convenient access to a good range of local amenities and excellent transport links. A selection of local shops and everyday conveniences are within easy reach, with Morrisons, Farm foods and Lonsdale all located nearby. The property is well served by public transport, with several bus stops within a short walk, providing regular services towards Chester and surrounding areas. Chester railway station is approximately 2.7 miles away, providing rail connections to a range of destinations. For motorists, the location provides easy access to the A55 North Wales Expressway, offering convenient connections towards North Wales, Broughton and the wider motorway network, including the M53 and M56. Chester city centre is also readily accessible, while Broughton Shopping Park provides an extensive range of shops, restaurants and leisure facilities. Overall, Norton Avenue offers a convenient combination of local amenities, public transport and excellent road links, making it a particularly practical location for commuters and families.

## 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 right onto Norton Avenue and the property will be located by our for-sale board.



## ENTRANCE PORCH

6'4 x 3'8

The property is entered through an opaque leaded and stained-glass UPVC double-glazed door, which opens into the entrance porch. The porch has ceramic tiled flooring, a window to the front elevation, a further window to the side elevation, and a glazed door opening into the reception hall.

## RECEPTION HALL

13'5 x 5'8

With stairs rising to the first-floor accommodation, a door opening to the kitchen/diner, and a large open thoroughway to the lounge.



## LOUNGE

15'0 x 12'3

With a window facing the front elevation and two radiators.



## KITCHEN/DINING ROOM

18'1 x 9'2

The kitchen is fitted with an attractive array of white gloss wall, base and drawer units, complemented by solid wood work surfaces and stainless-steel handles. The work surface houses a stainless-steel single-drainer sink unit with mixer tap. The walls are partially tiled. There is space and plumbing for a washing machine, along with space for a tall fridge freezer and space for an oven, above which is a stainless-steel extractor hood with glass canopy.

There is an under stairs storage cupboard housing the Ideal Logic Plus combination boiler. There is also a second built-in storage cupboard, ceramic tiled flooring, a window to the rear elevation, a radiator, and a UPVC double-glazed door opening to the side elevation of the property. An archway leads through to the sitting room.



## SITTING ROOM

13'5 x 9'9

A double-aspect room with windows to the side and rear elevations, together with a radiator.



## FIRST FLOOR LANDING

Having an opaque window to the side elevation, along

with doors opening to three good-sized bedrooms and a three-piece family bathroom suite.



## BATHROOM

6'10 x 6'8

The bathroom is installed with a three-piece bathroom suite comprising a panelled bath with mixer tap and shower attachment, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are fully tiled, with a column-style radiator incorporating an integrated heated chrome towel rail, and an opaque window facing the front elevation.



## BEDROOM ONE

12'8 x 11'1

With a window facing the front elevation and a radiator.



## BEDROOM TWO

11'0 x 9'8

With a window facing the rear elevation and radiator below, loft hatch with access to loft partly boarded with light.



## BEDROOM THREE

8'6 x 8'3 maximum

With wood-grain-effect laminate flooring, a window to the rear elevation, and a radiator.



## EXTERNALLY

To the front of the property is ample off-road parking, together with golden gravel and a shrub flower bed. There is also a carport with outside lighting, offering access to the garage, and a timber gate opening to the rear garden. The rear garden has a paved patio area and is laid mainly to lawn, with slate-chip and shrub borders. It is enclosed by timber fence panels and benefits from an external light and water supply.



## TANDEM GARAGE

34'0 x 8'3

With an up-and-over garage door to the front, double timber gates to the side, power and lighting, and a rear door opening into the workshop.

## WORKSHOP

8'3 x 7'8

Also having power and lighting, together with an opaque window to the side elevation.

## 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.

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.

