



5 River Lane, Saltney, Chester, CH4 8GA

£165,000

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EPC - C77 Council Tax Band - C Tenure - Freehold

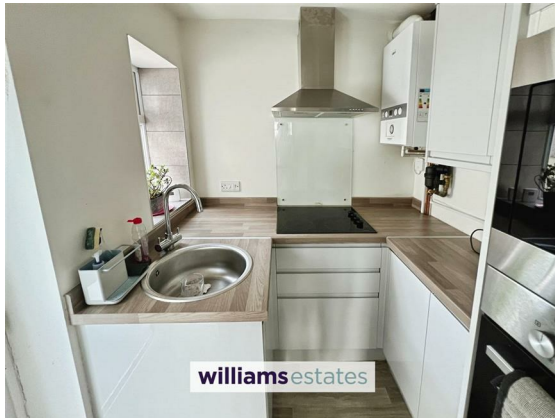
River Lane, Chester

2 Bedrooms - House - Terraced

Recently Renovated Two-Bedroom Mid-Terrace – Saltney

Perfect for first-time buyers, this beautifully updated two-bedroom mid-terrace home is ideally located within walking distance of Saltney's local amenities. Featuring a modern kitchen, stylish bathroom, and open-plan living/dining area, the property also benefits from a private enclosed rear garden and a useful outbuilding currently used as a utility area. A move-in ready home offering comfort, convenience, and contemporary living.

Tenure: Freehold, EPC Rating: C77, Council Tax Band: C



Accommodation

The property is accessed via a uPVC double glazed front door, leading into the living room.

Living Room

12'1" x 10'9" (3.7 x 3.3)

A recently renovated living room being open plan with the dining room and having a uPVC double glazed window to the front elevation, television aerial point, power points, radiator, lighting and cupboard containing the consumer unit.

Dining Room

12'1" x 9'10" (3.7 x 3.0)

Being open plan with the living room and having a unit containing an integrated fridge freezer, radiator, alcove for storage, power points, lighting and stairs leading up to the first floor landing.

Kitchen

6'6" x 6'2" (2.0 x 1.9)

A modern and stylish kitchen comprising of wall, drawer and base units with wood effect worktops over, wooden flooring, circular stainless steel sink with mixer taps over, integrated Lamona oven and microwave, ideal combination boiler, integrated hob with extractor hood over, glass splashback and uPVC double glazed window and door to the rear elevation.



Outbuilding/Utility Area

6'7" x 5'10" (2.03 x 1.80)

A useful outbuilding that is currently used as a utility area and currently houses the washing machine and tumble dryer, having power, lighting and a window overlooking the rear garden. This is accessed from the garden.

First Floor Landing

Having stairs leading up from the ground floor, lighting, loft access hatch and doors off to the bedrooms.



Bedroom One

13'1" x 9'10" (4 x 3)

A generous sized double bedroom with a uPVC double glazed window to the front elevation, radiator, power points and lighting.

Bedroom Two

9'10" x 9'6" (3 x 2.9)

A double bedroom having a uPVC double glazed window overlooking the rear garden, radiator, power points, lighting and a door leading into the bathroom/en-suite.

Bathroom

8'2" x 5'10" (2.5 x 1.8)

Being access via the second bedroom and consisting of a three piece suite including a bathtub with mixer taps and wall mounted shower over, low flush W.C, pedestal hand wash basin with mixer taps over, partially tiled walls, wooden style flooring, lighting and a uPVC double glazed window to the rear.

Outside

This property benefits from an enclosed rear garden that is accessed via a golden gravel path leading out from the kitchen. There is a raised patio area bound by timber fencing and being a perfect space for enjoying alfresco dining. This garden is easy to maintain making it a popular choice.

Description

River Lane is a residential street that provides excellent access to the centre of Saltney, along with all the local amenities such as shops and schools. There are excellent transport links including to the A55 expressway as well as regular public busses.

Directions

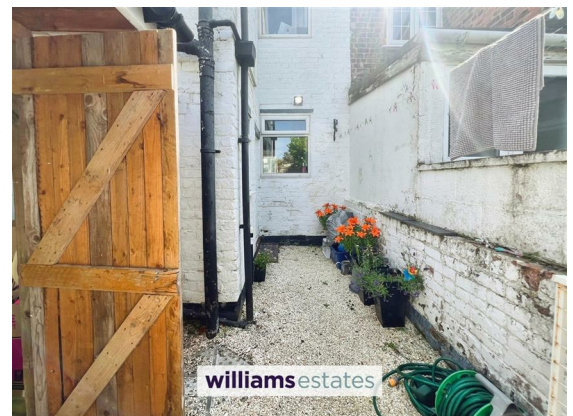
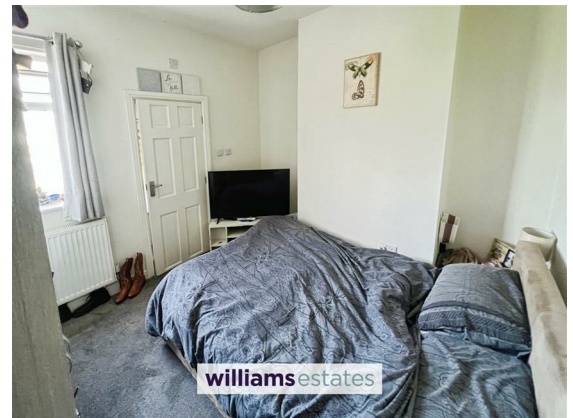
From our Mold office, follow the A541, A5118 and A5104 to River Ln in Saltney

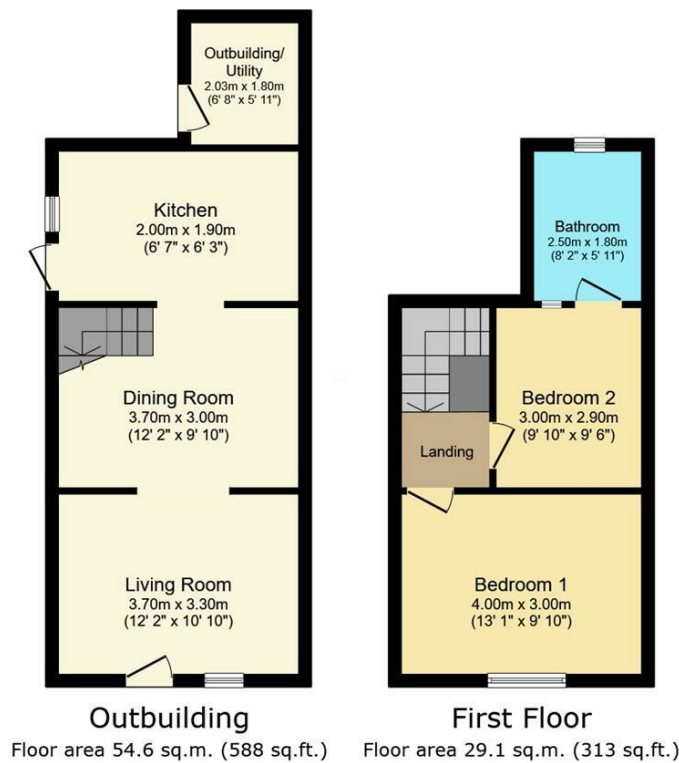
22 min (10.3 mi)

Agent's notes

There is a right of way for the row of terraced houses through each others back gardens but this is not known to be used.

The raised patio area is rented from another house for a yearly fee of £114 as a private agreement.



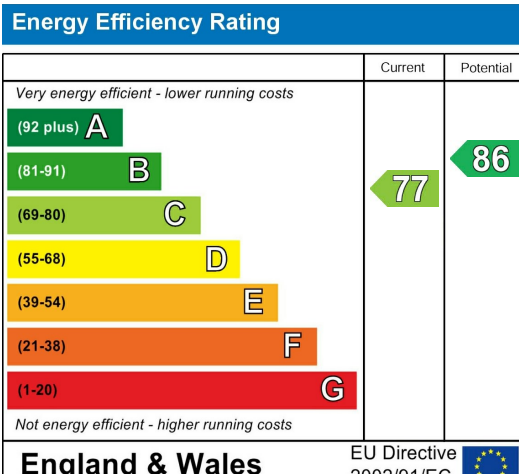


Total floor area: 83.7 sq.m. (901 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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