



**11 PINFOLD COURT**  
HANDBRIDGE, CH4 7ES

**Tucked away in a popular suburb, this beautifully updated home offers three bedrooms, a light-filled living room, and a stylish kitchen/diner opening onto a sunny garden. All within walking distance of Chester city centre.**

### THE GRAND TOUR

Nestled within a highly sought-after residential suburb of Handbridge, Pinfold Court offers the perfect balance of convenience, privacy, and style. Ideally positioned, it's just a short stroll from both Handbridge High Street and the historic Chester city centre.

The current owner has lovingly undertaken a full programme of modernisation, thoughtfully updating every detail to create a welcoming and beautifully presented home.

The property opens with a spacious entrance hall leading through to an impressive open-plan kitchen and dining area at the rear. Two sets of doors from both the kitchen and dining space open out onto the mature, south-east facing garden, allowing natural light to flood the room. To the front, the generous living room enjoys a charming rounded bay window with fitted shutters and a pleasant outlook over a green.

Upstairs, the first floor continues to impress, featuring two generously sized king bedrooms and a comfortable third bedroom. A stylish, well-appointed family bathroom completes the accommodation.

The rear garden is a real highlight, private and sunny, laid mainly to lawn with well-stocked mature borders and a patio area, perfect for outdoor entertaining or relaxing.

### LOCATION

Handbridge has a way of charming you the moment you arrive. It's a village within the city, full of character, community spirit and all the everyday comforts you could wish for. There's a well-stocked parade of shops, a welcoming parish church, and even a petrol station for those practical moments. For coffee lovers, Nuance is a local favourite (Lesley will tell you it's the best flat white in Chester), while Pickles wine bar has become something of a neighbourhood treasure, perfect for an evening catch-up with friends and only a short stroll from Pinfold Court.



Families are exceptionally well catered for, with excellent schools nearby including Overleigh St Mary's C of E Primary, The Catholic High School, and Queen's Park High. For independent education, The King's School is just along Wrexham Road.

A gentle wander across the Old Dee Bridge brings you into the heart of Chester, where the historic Rows play host to an eclectic mix of boutiques, cafés, restaurants and wine bars. The River Dee meanders close by, offering peaceful walks across the meadows and a reminder of why life in this part of the city feels so special.

Commuting is straightforward too, Handbridge is perfectly placed for access to the Wirral, Merseyside, Manchester and North Wales via the A55 and A494, with the M53 and M56 close at hand. Chester's mainline station provides regular services, including a two-hour connection to London Euston, and both Liverpool and Manchester airports are within easy reach.

A detailed description:

#### **ENTRANCE HALLWAY -**

Composite door with obscured glazed insert and silver door furniture, engineered wood flooring, radiator, ceiling light point. Staircase rising to the first floor and doors through to the Living Room, WC and Open Plan Kitchen Dining Room.

#### **WC - 1.66m x 0.90m**

UPVC double glazed window with obscured glass, low level WC with dual flush, wash hand basin with chrome mixer tap and useful storage cupboard beneath, ceiling light point, coved ceiling, partially tiled walls, chrome ladder style radiator, continuation of the engineered wood flooring.

#### **LIVING ROOM - 4.53m x 3.48m**

UPVC double glazed window to the front elevation with fitted shutters, decorative coved ceiling surround, ceiling light point with decorative ceiling rose, aerial point with provisions for wall mounted television, radiator, engineered wood flooring and open opening through to the Kitchen Dining Room.

#### **KITCHEN DINING ROOM - 5.74m x 3.14m**

This spacious room has engineered wood flooring connecting, the living, dining and kitchen areas together beautifully. In both the kitchen and dining part of the room there are UPVC doors open out into the rear garden, and a window over the sink overlooking the garden, recessed downlighting, feature lighting to the breakfast bar, two wall lights and radiator.



## KITCHEN

A selection of wall and base level modern 'French Grey' coloured shaker style units with large breakfast bar. With solid European oak worktops and tiling to the work surface areas. Inset 'Belfast' style sink with chrome mixer tap. Four ring gas hob with single oven beneath, spaces for washing machine, tumble dryer and dishwasher.

## LANDING

Ceiling light point, smoke detector, loft hatch (loft partially boarded). Door's through to Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom and Store that houses the 'Worcester' combi boiler.

## BEDROOM ONE - 3.57m x 3.50m

UPVC double's window overlooking the front with fitted shutters, ceiling light point, radiator, double opening wardrobe doors incorporating rails ad shelving and aerial point with provisions for wall mounted tv.

## BEDROOM TWO - 3.51m x 3.21m

UPVC double's window overlooking the rear garden with fitted shutters, ceiling light point, radiator, double opening wardrobe doors incorporating rails ad shelving.

## BEDROOM THREE - 2.60m x 2.10

UPVC double's window overlooking the rear garden with fitted shutters, ceiling light point, radiator.

## BATHROOM - 2.25m x 2.08m max

A well appointed three piece suite in white with chrome style fittings comprising; bath with shower over and glazed shower screen, pedestal wash handbasin with chrome mixer taps and double opening doors, low-level WC with dual flush, partially tiled walls with decorative mosaic tiles, tile effect flooring, UPVC double glaze window with obscured glass and chrome ladder style heated towel rail.

## EXTERNALLY

The rear garden is a real highlight, offering a south-east facing private and sunny, laid mainly to lawn with well-stocked mature borders and a patio area.

## GARAGE - 5.1m x 2.46m

Up and Over garage door.

## WHAT3WORDS ///

Coach. Boom. Goods.



## TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

## COUNCIL TAX

Council Tax Band 'D' - Cheshire West and Chester

## SERVICES

We understand that mains gas, electricity, water and drainage are connected.

## VIEWINGS

By prior appointment please call Lesley or Jonathan on 01244 676200 to arrange a viewing

## AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

## FINER POINTS

-Floorplans are not to scale and are for illustrative purposes only

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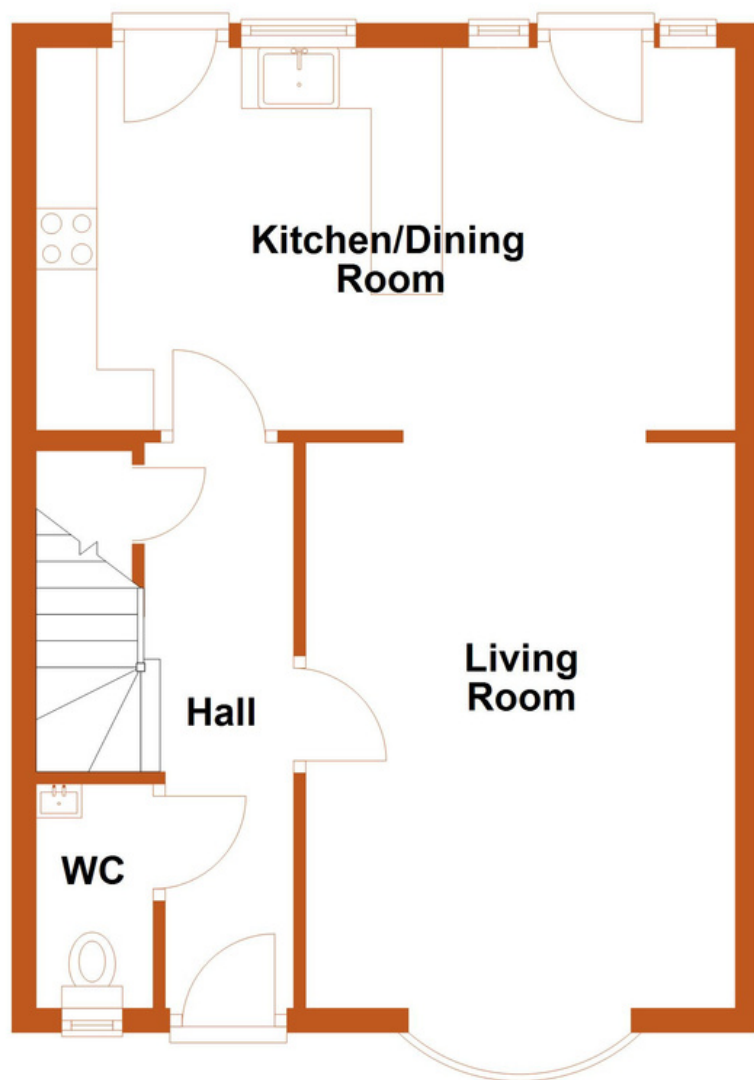
## LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Get in touch with us today to learn how we can assist you. We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule. Contact us at a time that works best for you-we'd be delighted to help you take the next step!



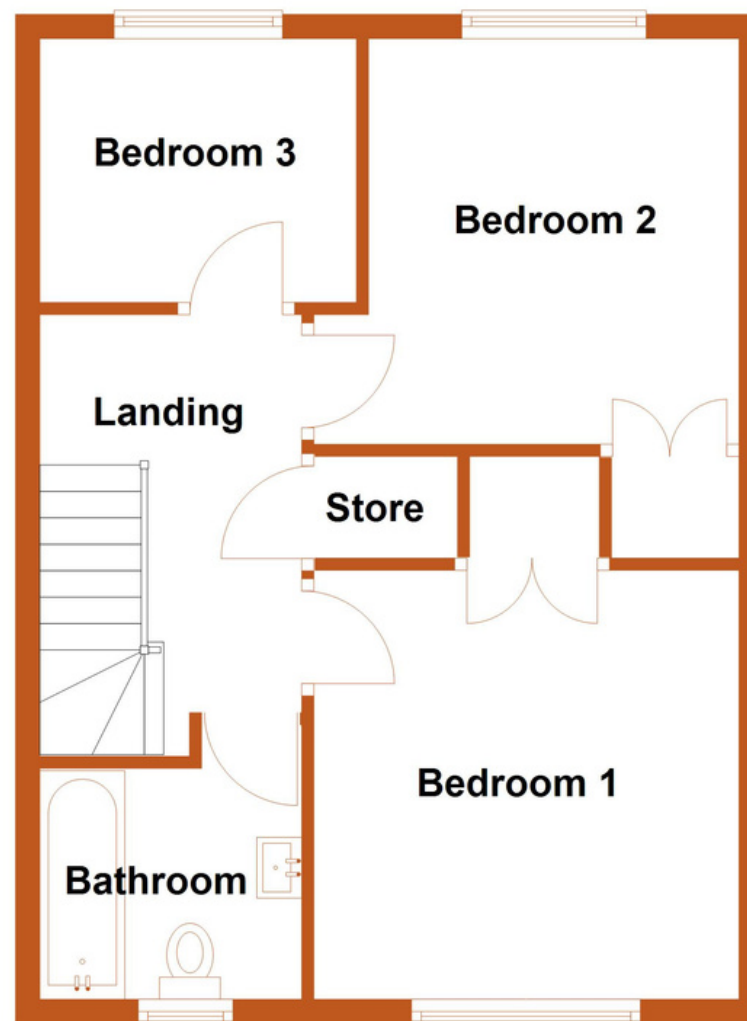
## Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



## First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 91.2 sq. metres (981.2 sq. feet)



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