

Town & Country

Estate & Letting Agents

Hough Green, Chester

Offers In Excess Of £700,000



This six bedroom Edwardian semi-detached home is situated within the highly desirable tree-lined suburb of Hough Green, one of Chester's main thoroughfares. Constructed in 1902, this beautifully presented home combines traditional character including stripped pine doors, quarry tiled floors, stained glass window, picture rails. with contemporary features preferred for modern day living. Predominantly double glazed and benefiting from gas central heating, the property's internal accommodation is set out over three floors and is both light, spacious and versatile and boasts the addition of a rear extension, creating a stunning kitchen/garden room. Externally, brick block off-road parking, well-stocked shrubbed gardens with gated side access leading to the rear of the property.

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DESCRIPTION

This Edwardian semi-detached home is situated within the highly desirable tree-lined suburb of Hough Green, one of Chester's main thoroughfares. Constructed in 1902, this beautifully presented home combines traditional character including stripped pine doors and floors, quarry tiled floors, stained glass window, picture rails, with contemporary features preferred for modern day living.

The property is predominantly double glazed and benefits from gas central heating, offering versatile, light, and spacious, internal accommodation set out over three floors and boasting the addition of a rear extension, creating a stunning kitchen/garden room. The property is entered via a lovely reception hall, there is a downstairs shower room and three reception rooms, the lounge featuring a beautiful cast iron fireplace with Adam surround. The dining room offers access to the stunning dining kitchen, and the sitting room again offers a lovely feature fireplace. The dining kitchen fitted with a shaker style kitchen providing a fabulous family living area with bi folding doors opening to the rear garden. Off the kitchen is a utility room with units matching the kitchen. Off the first floor is the principal bedroom, two further bedrooms an En suite shower room and family bathroom. The second floor has three further bedrooms and a shower room.

Externally, the property has brick block off-road parking, well-stocked shrubbed gardens with gated side access leading to the rear of the property. The rear garden is both generous in size and stocked with a myriad of attractive, colourful plants, trees and shrubs along with the lawned garden, a paved patio area and vegetable garden with a large timber shed positioned to the rear.



LOCATION

The property occupies a lovely position in one of the most sought-after areas of the city. Good quality housing and a strong local community make it a highly desirable place to live. There are notable independent day schools including King's and Queen's. Local state schools include Overleigh St Mary's Primary, Belgrave Primary and Chester Catholic High School. The school bus for Abbey Gate College picks up on Hough Green. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. It also offers a direct and regular rail service to London Euston (about 2 hours). Chester is the home of the oldest racecourse in the country which provides an extensive programme of horse racing and other events including polo. There is a thriving restaurant and café culture in the city and various other leisure amenities including a picturesque golf courses.

DIRECTIONS

From the 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. The destination will be on the left.



ENTRANCE HALL

Glazed double timber doors open to a single glaze framed porch with a quarry tiled floor and oversized half glazed oak front door open into the reception hall.

RECEPTION HALL

A spacious and inviting reception hall, featuring quarry tiled flooring laid in a herringbone pattern with a radiator, stairs off rising to the first floor accommodation with a oak banister and balustrades and a storage cupboard below. Stripped pine internal doors open to the shower room, the sitting room, the dining room and the living room.



SHOWER ROOM

The shower room is installed with a white three-piece suite, comprising a shower enclosure with electric shower, a low-level WC, wash hand basin, fitted corner cloaks cupboard, radiator, quarry tiled flooring, laid in a herringbone fashion with an opaque leaded stain glass window to the side elevation.



LIVING ROOM

17'2" x 13'5"

Featuring exposed floorboards, a double glazed bay window to the front elevation with leaded and stained glass inserts, having a living flame cast-iron fireplace with a slate hearth and pine feature Adam style surround, two radiators and ceiling mouldings.



DINING ROOM

13'5" x 11'5"

With quarry tile flooring, radiator, fitted floor to ceiling cabinet and an open throughway leading to the open plan kitchen/family room.



SITTING ROOM

13'6" x 12'5"

With exposed floorboards, two radiators, ceiling mouldings and featuring a cast iron living flame gas fireplace with a tiled hearth and Adams style surround with double glazed windows. Either side of the flu to the property's side elevation. Glazed double doors off open to the kitchen/family room.



KITCHEN/FAMILY ROOM

23'7" x 13'6"

In addition to the original property, this beautifully installed kitchen/family room comprises a range of shaker style kitchen units, complemented by stainless steel handles with a granite worksurface, housing, an inset stainless steel 1 1/2 bowl sink unit with mixer tap and granite risers. Matching island unit houses, an induction hob with two additional gas fired rings and an stainless steel extractor hood above. Further integrated appliances include a stainless steel double oven, dishwasher, a tall fridge and a wine cooler. Throughout this room is travertine flooring, the two double glazed windows to the side elevation, a single double glazed window to the rear elevation, two times double glazed skylights set within the ceiling along with a series of recessed downlights, a radiator and bi-folding doors open to the rear gardens paved patio area.



UTILITY ROOM

10'6" x 6'10"

Fitted with a range of shaker style units, matching those in the kitchen, with worksurface space, plumbing and space for washing machine and dryer, a single glazed sash window to the side elevation, along with a timber back door off.



FIRST FLOOR LANDING

With a continuation of the oak, banister and spindles balustrades from the reception hall, with ceiling mouldings, a radiator and stripped pine original internal doors off, opening to bedrooms one, two, three and to the bathroom.



BEDROOM TWO

14'2" x 9'1"

Having a single glazed sash window to rear elevation, radiator and fitted with a range of wardrobes with four opaque sliding mirror doors.



PRINCIPLE BEDROOM

14'3" x 13'5"

With a double glaze window to the front elevation, a radiator and ceiling mouldings.



BEDROOM THREE/GUEST ROOM

14'2" x 12'2"

With radiator, two single glazed sash windows facing the rear elevation and a stripped pine internal door opening to the ensuite shower room.



ENSUITE SHOWER ROOM

Installed with a contemporary white suite, comprising a double shower enclosure with dual head thermostatic shower, a hidden cistern dual flush low-level WC, a vanity unit with wash hand basin, a mixer tap and anthracite heated towel rail with partially tiled walls. Sat within the ceiling, recessed downlights and extractor fan.



SECOND FLOOR LANDING

A continuation of the oak banister and balustrades from the first floor landing to a second floor landing with a skylight and original stripped pine doors off opening to bedrooms four, five, six and the shower room.



BATHROOM

10'2" x 7'8"

The bathroom is installed with a four piece suite, comprising a tile panelled bath with central mixer tap and handheld shower extension off. Vanity unit housing, a low-level WC and wash hand basin with mixer tap and matching cabinet and mirror with Darren lighting above. An oversized shower enclosure, houses a thermostatic shower with extractor fan. There is a fitted linen cupboard, a heated towel rail, the walls are partially tiled, the floor is ceramic tiled and opaque windows facing the front and side elevations.



BEDROOM FOUR

14'3" x 11'5"

Featuring exposed ceiling beams, original ornamental cast-iron fireplace, radiator and a double glazed window to the rear elevation.



BEDROOM FIVE

14'3" x 13'6" max

Featuring cast-iron original ornamental fireplace, a radiator and a double glazed window to the front elevation.



SHOWER ROOM

8'4" x 4'8"

Installed with a modern white suite, comprising of a shower enclosure with electric shower, a dual flush low-level WC, wash hand basin with vanity unit below and mixer tap, radiator, partially tiled walls, single guys window to the side elevation and access doors to the eave storage space.



BEDROOM SIX/STUDY ROOM

12'1" x 10'3"

Also, with an original ornamental cast-iron fireplace, exposed floorboards and ceiling beams, a double glazed window to the side elevation, radiator and two double glazed skylights to the rear elevation.



EXTERNALLY

The property is approached over a brick block and gravel driveway, leading to further brick block off-road parking with well-stocked shrubbed gardens to either side and timber gated side access leading toward the rear garden. The rear of the property enjoys a beautiful southerly facing aspect with a stunning, well-stocked garden, laid to lawn, with a myriad of various plants, shrubs and trees, along with a vegetable garden located at the rear of the property along with a large timber shed off. The property has a paved patio area and two outbuildings with external power, lighting and water supply.

SERVICES TO PROPERTY

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

Tenue: Freehold

Council Tax Band: F £3134

ARRANGE A VIEWING

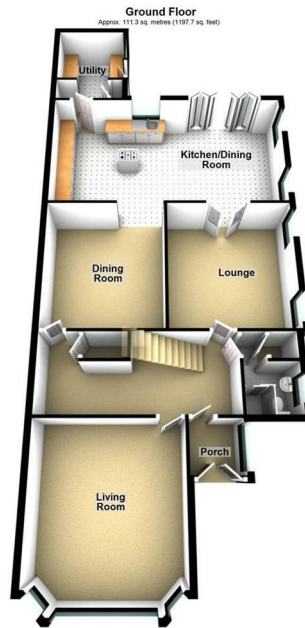
Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

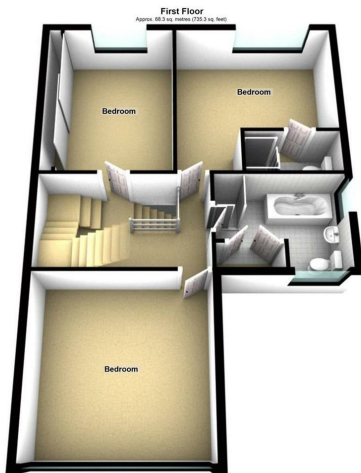
SUBMIT AN OFFER

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



Total area: approx. 246.5 sq. metres (2653.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	