

Town & Country

Estate & Letting Agents

Elder Drive, Saltney

£235,000



A modern three-bedroom detached family home offering light and spacious accommodation, including a downstairs cloak, contemporary kitchen and bathroom, gas central heating and double glazing. Having mature gardens, off road parking and carport. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

The property is located on a development of similar properties within easy access of Chester, city centre with a wealth of amenities at hand. This three-bedroom detached property benefits from UPVC double glazing and gas central heating. The spacious family living accommodation comprising of an entrance hall with a cloakroom WC off, a living room with a feature gas fire, a modern high gloss white kitchen with dining area. The first-floor landing has three bedrooms off, and a contemporary bathroom suite. Externally to the front of the property is a London shaped garden with paved, off-road parking leading to a carport with timber gated access, either side of the property to the rear garden. The rear garden is predominantly lawned with a paved patio area to sleeper, chipped and shrubbed borders and having an external power supply and water supply.

LOCATION

Situated in a small modern development in Saltney this well presented property is ideally situated for local amenities including Airbus, Broughton shopping park, day to day shopping for everyday needs within Westminster Park and Saltney, primary schools and St Davids High School making it an ideal family home. Easy access is available to the historic City of Chester via car or public transport and all major road networks are close at hand via the A55.

DIRECTIONS

From Chester take the A483 over the Grosvenor Bridge. At the main roundabout take the A5104 to Saltney. After approximately a mile and just after passing under the railway bridge turn left into Boundary Lane. Take the fifth left into Green Lane, first left into Courtney Drive then second right into Elder Drive. The property will be located by our Town & Country for sale board.

ENTRANCE HALL

The property is entered through UPVC leaded and double glazed front door opening to timber laminate flooring and having a window to the side elevation and doors off, opening to the cloakroom WC and to the living room.

CLOAKROOM WC

Installed with a modern, dual flush, low-level WC and wash hand basin with water for mixer tap, radiator, partially tiled walls and timber laminate flooring and with opaque window to the front elevation.



LIVING ROOM

15'5 x 14'4

With timber laminate flooring running through from the entrance hall into a spacious living room with a window to the front elevation, radiator, stairs of rising to the first floor accommodation and featuring a central living flame gas fire set within an attractive, marble, fire surround and hearth.



KITCHEN

15'5 x 14'4

The kitchen is fitted with a range of attractive gloss, wall, base and drawer units, complimented by stainless steel handles, wood effect, worksurfaces house, a stainless steel, one and a half bowl sink unit with mixer tap and tiled splashback's. Integrated appliances include a stainless steel hob, extractor hood and double oven, there is space for washing machine, radiator, and under stairs, storage cupboard, a window facing the rear elevation, and UPVC double glaze French doors open to the rear garden.



DINING AREA

FIRST FLOOR LANDING

With access to the loft space by retractable ladder, with a window to the side elevation under radiator. Doors off open to all three bedrooms into the bathroom.



BEDROOM ONE

13'8 x 8'0

Window to the front elevation, radiator.



BATHROOM

6'3 x 5'10

The bathroom is installed with a contemporary white sweet, comprising AP shaped panelled bath with a mixer tap and thermostatic shower and protective curved glass screen over, a dual flush, low-level WC, pedestal, wash, hand basin, with mixer tap, heated towel rail, fully tiled walls, and ceramic tiled floor, and extractor fan and opaque window faces on the rear elevation.



REAR GARDEN

SERVICES TO PROPERTY

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

Council Tax Band C £1318.00

Tenure: Freehold

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.



BEDROOM TWO

8'6 x 10'6

Having timber laminate flooring, radiator and a window to the rear elevation.



EXTERNALLY

To the front of the property is a London shaped garden with paved, off-road parking leading to carport with timber gated access, either side of the property leading to the rear garden. Gated access can be gained to the rear garden from either side of the main property and leads to a paved patio area, a lawned garden with established plants and trees, slate chip and shrub borders, to timber sheds and external water supply and power supply.



BEDROOM THREE

10'0 x 5'5

With a window to the front elevation, radiator and a built-in storage cupboard, housing gas combination boiler.

SUBMIT AN OFFER

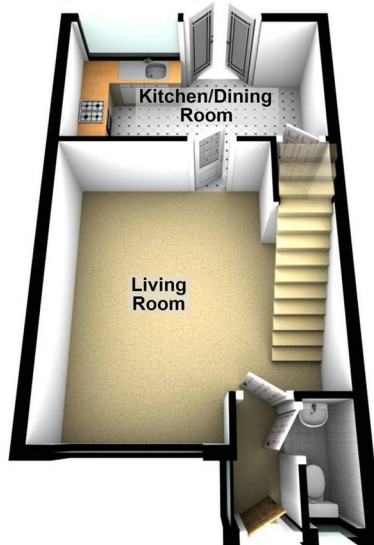
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester 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.

Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 65.0 sq. metres (699.3 sq. feet)

First Floor

Approx. 31.7 sq. metres (341.0 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	