

# Town & Country

Estate & Letting Agents

Cornwall Street, Chester

Offers In Excess Of £185,000



This two-bedroom Victorian terraced house is close to Chester city centre and railway station. It has modern features such as double glazing and gas central heating, a spacious lounge/diner, fitted kitchen with high-quality appliances, two double bedrooms and a modern bathroom. There is also a rear courtyard.

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## DESCRIPTION

This charming two-bedroom Victorian terraced house is situated in a convenient location, just a short walk away from the vibrant Chester city centre and the Chester railway station. The property boasts modern features such as double glazing and gas central heating, ensuring a comfortable and energy-efficient living experience. Upon entering the property, you will find a welcoming hall leading to the spacious lounge/diner, perfect for entertaining guests or relaxing after a long day. The fitted kitchen is equipped with high-quality appliances and ample storage space. The property also comprises two generously sized double bedrooms, providing plenty of space for you and your family or guests. The bathroom features a modern suite and is designed to offer a relaxing and refreshing experience. Externally there is a rear courtyard.



## LOCATION

A popular location replete with various local facilities including restaurants, public houses, coffee shops and convenience stores, as well as being within easy reach of fast and efficient mainline railway services from the Chester General Railway Station and convenient for the comprehensive array of amenities within and around the Chester city centre. The thriving heart of Hoole is also within walking distance of

the property. Excellent connections are within driving distance to the wider north west road communications network via junctions with the A55 expressway and M53 motorway.

## DIRECTIONS

From our Chester office: Head north on Lower Bridge Street and at the traffic lights take the 1st left onto Grosvenor Street. At the roundabout, take the 3rd exit onto Nicholas Street and go through 2 roundabouts and continue to follow A5268. Turn left onto St Anne Street and turn right onto Cornwall Street. The property will be on the right.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door, which opens to effect tile flooring. Stairs off, rising to the first floor accommodation and a door opening to the living room.



## LIVING ROOM

11'7" x 9'9"

With a window to the front elevation, wooden flooring, an ornamental open fireplace with an Adam surround and an open thruway to the dining room.



## DINING ROOM

13'8" x 11'8"

With a continuation of the wooden flooring from the living room, featuring a gas fire radiator and wall mounted cabinets with shelving below. An open throughway leads to the kitchen.



## KITCHEN

10'10" x 7'8"

The kitchen is fitted with a lightwood, wall, base and drawer units. The worksurface space houses a stainless steel, single drainer sink unit with mixer tap and tiled splash. Integrated appliances include a stainless steel oven, gas hob and extractor hood. There is space and plumbing for a washing machine and dishwasher, along with space for a tall fridge freezer. The flooring is a slate effect tile, with a window and UPVC double glazed door opening to the courtyard.

## FIRST FLOOR LANDING

Having a built in cupboard and access to the loft, along with doors opening to both bedrooms and the bathroom.



## BATHROOM

8'6" x 5'9"

Installed with a modern white three-piece suite, comprising a panelled bath, with electric shower above, low-level WC, pedestal wash hand basin and radiator. The flooring is ceramic tiled and the walls are partially tiled. Set within the ceiling are recessed downlights and an opaque window facing the rear elevation.



## BEDROOM ONE

13'18" x 11'8"

With a range of wardrobes, a radiator, wood block flooring and a window facing the front elevation.



## BEDROOM TWO

11'6" x 8'6" x

With wood block flooring, fitted shelves, a radiator and a window facing the rear elevation.



## REAR COURTYARD

Quarry tiled and enclosed by walling, with a timber rear access.

## 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.

## SERVICES TO PROPERTY

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

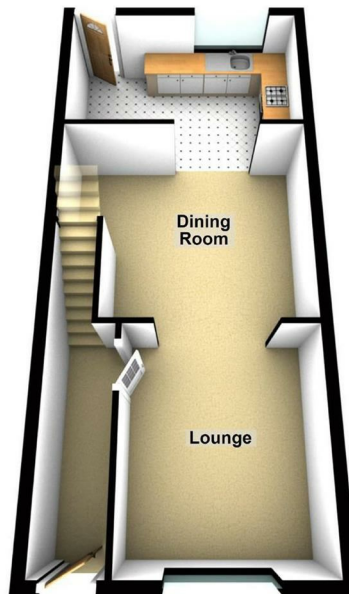
Tenure: Freehold

Council Tax Band: B £1687

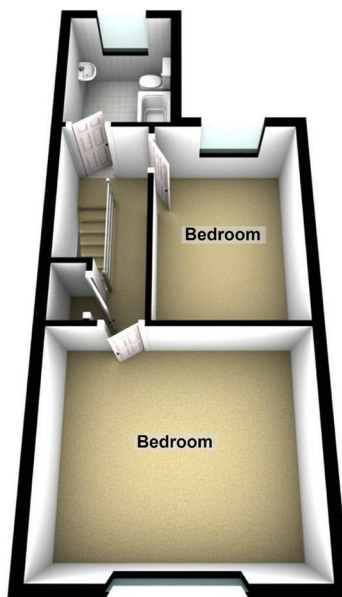
## MORTGAGE SERVICES

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



First Floor



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	