

Town & Country

Estate & Letting Agents

Speedwell Close, Huntington

£230,000



This modern three-bedroom townhouse in Chester's desirable suburb features gas central heating, UPVC double glazing, off-road parking, a garage, and a sunny South Wesley facing rear garden with a deck patio area and lawn.

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DESCRIPTION

This three-bedroom townhouse is situated in a quiet cul-de-sac within a highly-desirable suburb of Chester. The property boasts modern gas central heating and UPVC double glazing, providing comfortable living conditions. The accommodation comprises an entrance hall, a living room with an open throughway to the dining area, a kitchen, a first-floor landing, three bedrooms, and a bathroom. Externally, there is off-road parking, a single garage, and a paved courtyard leading to the front door. The rear garden, which benefits from a sunny South Westerly facing aspect, features a deck patio area and a lawned and shrubbed garden.



LOCATION

Situated in the sought after area of Huntington which offers a good range of shops for everyday needs, with plenty of recreational and educational facilities nearby and buses that run at frequent intervals into Chester. Also, easy accessible to North Wales and the major motorway network via the A55 expressway.

DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, turn right to stay on Challinor Street/A51,

turn right onto Christleton Road/A51, Chester City Centre, turn left, turn left onto Gorse Way, turn right onto Speedwell Close. The destination will be on the right.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door that opens to reveal timber laminate flooring, a radiator and a clothes cupboard. Stairs off, leading to the first-floor accommodation, with doors off leading to the living room and to the garage.



LIVING ROOM

16'3" x 12'7"

The living room boasts timber laminate flooring, a radiator, and a full length window facing the front elevation. An exquisite living flame gas fire with a marble hearth and Adams style surround adds elegance to the space. An open throughway leads to the dining area, enhancing the flow of the area and creating an inviting ambiance.



DINING AREA

10'8" x 7'7"

The timber laminate flooring extends seamlessly from the living room to the dining area, which features a functional radiator and a patio door that opens onto the rear garden's decking.



KITCHEN

10'8" x 7'8"

The kitchen area has been equipped with a variety of maple-style wall, base, and drawer units, complemented by display cabinets. Ample work surface space houses a stainless steel sink unit with a tiled splashback. Integrated appliances feature a double oven, hob, and extractor hood. Furthermore, there is space and plumbing for a washing machine, and a separate space for a base-level fridge and freezer. The flooring is ceramic-tiled, and the room is heated via a radiator. The UPVC double-glazed door and window provide access to the rear garden.

FIRST FLOOR LANDING

The property features a banister with

spindle balustrades, facilitating access to the loft space through a retractable ladder. Additionally, there is a double door storage cupboard, and further doors leading off to all three bedrooms and the bathroom.



BATHROOM

7'8" x 7'0"

The bathroom is fitted with a white suite that comprises a panel bath with a thermostatic shower overhead, a dual flush, low level WC, a pedestal, wash hand basin, a radiator, fully tiled walls, and ceramic flooring. An opaque window facing the rear elevation allows for natural light to enter the room, while recessed downlights and an extractor fan are integrated into the ceiling.



BEDROOM ONE

11'0" x 8'9"

The bedroom features a window oriented towards the rear elevation, a radiator, and a range of built-in wardrobes that are equipped with sliding doors and interior fittings.



BEDROOM TWO

8'9" x 9'8"

A window to the front elevation and a radiator.

BEDROOM THREE

7'1" x 6'2"

With a fitted deep double wardrobe, a window to the front elevation and a radiator.

GARAGE

17'3" x 8'4"

Accessed via an up and over garage door, or from the entrance hall. Having power and light, a pitch roof and housing the Worcester gas combination boiler.



EXTERNALLY

To the front of the property is off-road parking along with a small paved forecourt, which leads to the front door. The rear garden boasts a sunny South Westerly facing aspect with a deck patio area, lawned and shrubbed garden, a timber shed and external water supply. All enclosed by a series of fence panels.



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

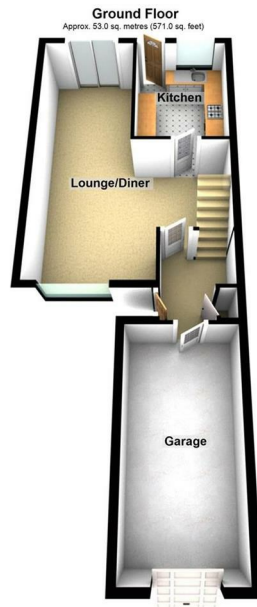
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

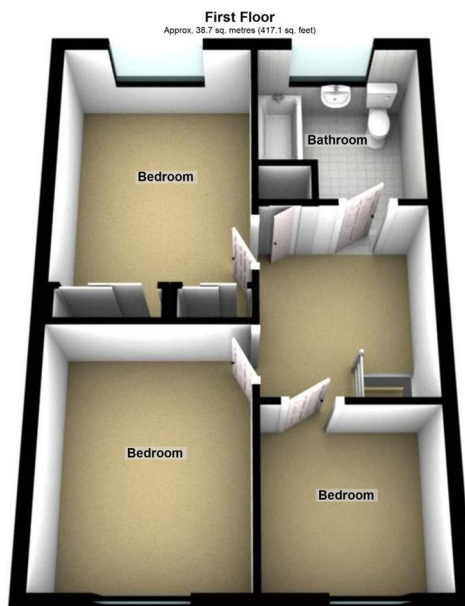
The agents have not tested the appliances listed in the particulars. Tenure: Freehold
Council Tax Band: C £1928

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.



Total area: approx. 91.8 sq. metres (988.1 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	