

# Town & Country

Estate & Letting Agents

Thackeray Drive, Vicars Cross

£325,000



Welcome to this charming home in the desirable area of Vicars Cross. The spacious living room provides the perfect space for relaxation, while the adjacent kitchen and dining room offer a delightful area for entertaining. Additionally, this property boasts a garage with off road parking and a lovely rear garden, perfect for outdoor enjoyment.

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## DESCRIPTION

Welcome to this charming home in the desirable area of Vicars Cross. As you step into the entrance hall, you're greeted by a cloakroom WC, setting the tone for the comfort and convenience this home offers. The spacious living room provides the perfect space for relaxation, while the adjacent kitchen and dining room offer a delightful area for entertaining. Moving to the first floor, you'll find a well-lit landing leading to three inviting bedrooms and a stylish bathroom. Additionally, this property boasts a garage with off road parking and a lovely rear garden, perfect for outdoor enjoyment. Don't miss the opportunity to make this wonderful house your new home!



## LOCATION

Vicars Cross is replete with various excellent local shops and a highly regarded Primary School as well as having comfortable access to the comprehensive range of cultural, historic, educational, recreational, retail and employment facilities within and around the Roman City of Chester along with links to the wider North West road communications network via junctions with A51, A41 and M53 motorway nearby and fast and efficient mainline railway links to London and other significant areas of the country from the Chester General Railway Station.

## 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, continue straight onto Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn left onto Green Lane, turn right onto Oldfield Drive, turn left onto Thackeray Drive. The destination will be on the right.

## ENTRANCE HALL

12'5" x 5'1"

The property is entered through a UPVC double glazed front door, which opens to ceramic tiled flooring. The stairs off rise to the first floor accommodation, there is also a radiator and cloaks cupboard present. Internal oak doors open to the cloakroom WC, living room, dining room, and kitchen.



## CLOAKROOM WC

3'8" x 4'2"

Installed with a vanity unit, comprising a dual flush, low level WC and wash hand basin with mixer tap. Fully tiled walls and ceramic tile floor, with an opaque window facing the side elevation.



## LIVING ROOM

15'4" x 11'8"

The living room has a large window facing the front elevation, a radiator and Karndean flooring. Featuring a living flame, gas fire, with granite hearth and a composite Adam style surround.



## KITCHEN

12'2" x 6'7"

The kitchen benefits from having a built in shelved store cupboard and is installed with an array of light wood grain effect, wall base and draw units, complimented by stainless steel handles. The work surface space houses a stainless steel, one and a half bowl sink unit with a mixer tap and a tiled splashback. Integrated appliances include a stainless steel double oven, hob, and extractor hood. There is space and plumbing for a washing machine and space for a tall fridge/freezer. The flooring is ceramic tiled. The main feature of the kitchen is the glass window incorporating serving hatch, through to the dining room.



## DINING ROOM

12'5" x 7'4"

The dining room benefits from a radiator, an opaque window to the side elevation and an open through way to the sitting room.



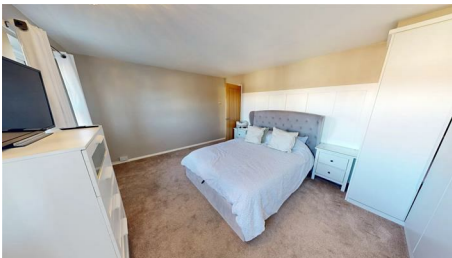
## SITTING ROOM

15'3" x 11'5"

The sitting room is a lovely spacious room, containing a radiator, a window facing the rear elevation and UPVC double glazed French doors opening to the rear gardens.

## FIRST FLOOR LANDING

Offering access to the loft space, with the internal doors opening to all three bedrooms and into the bathroom.



## BEDROOM ONE

13'5" x 11'5"

The first bedroom has two windows facing the front elevation, two radiators and is fitted with a range of white wardrobes, bedside cabinets, and matching wall panelling.



## BEDROOM TWO

9'8" x 8'3"

The second bedroom is fitted with a range of white wardrobes with stainless steel handles, a radiator and a window to the rear elevation.



## BEDROOM THREE

10'6" x 6'5"

The third bedroom benefits from a built in wardrobe, recessed downlights within the ceiling, a radiator and a window facing the rear elevation.



## BATHROOM

The bathroom comprises a wash hand basin with a chrome mixer tap, storage below, a low-level w.c, a panelled bath and a window to the side elevation



## EXTERNALLY

To the front of the property is a combination of paved and concrete driveway, with parking to the front and the side. The garden is lawned and an external charging point for an electric vehicle, with external lights and water supply. There is also access to the single garage. The rear

garden benefits from a paved patio area, predominantly lawned garden, with two established trees enclosed by a series of fence panels and a UPVC door opening to the garage.

## GARAGE

A single garage with power and light, is accessed either via a UPVC door from the rear garden or through an up and over garage door from the front.

## 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

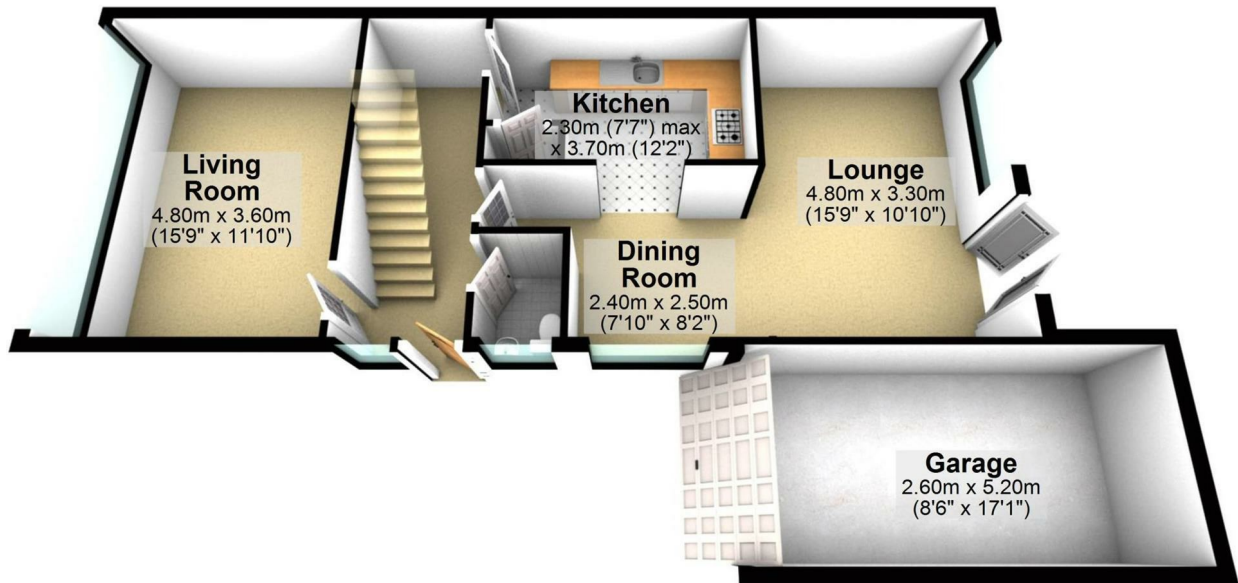
Council Tax Band: C £1928

## MORTGAGE SERVICES

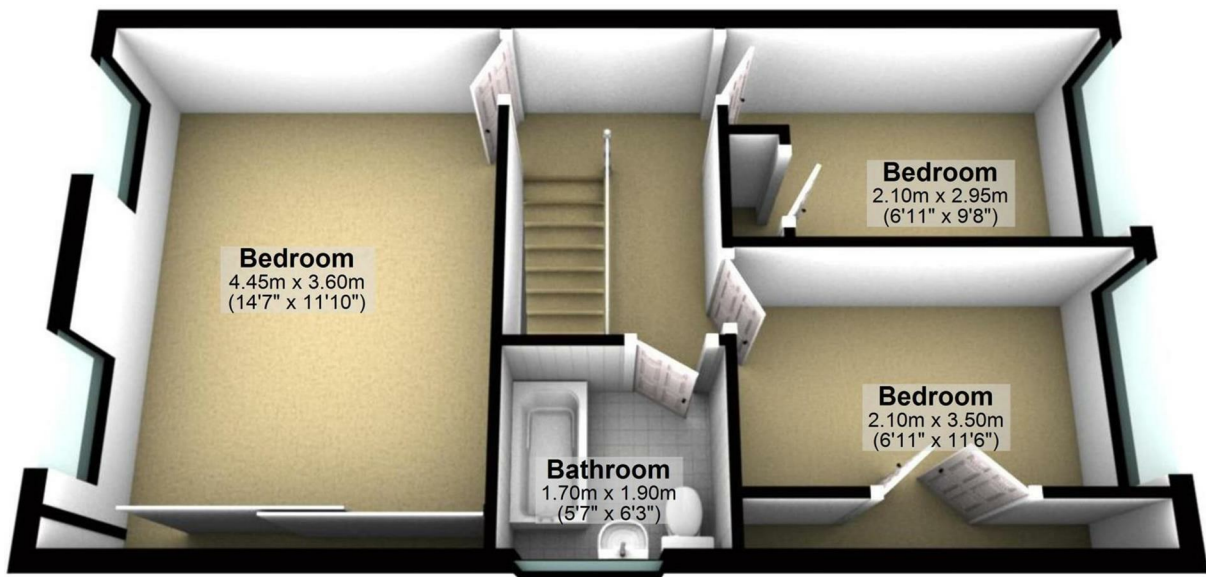
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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.**

## 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 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                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (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 |           |