

Town & Country

Estate & Letting Agents

West End Court, Holt

Reduced To £475,000



Sitting on a generously size plot, the property is beautifully presented and comprises an entrance hall which gives access to the integrated single garage, cloakroom WC, a kitchen/breakfast room, dining room, a spacious lounge with glazed double doors opening to the conservatory. The first floor landing gives access to the family bathroom and all three bedrooms, the principle of which has an en-suite shower room. The rear garden is again beautifully presented, being predominately laid to lawn with attractive flower beds and borders, two decked patio areas and a timber shed. There is also an external water supply and various outside lights positioned to the front and rear of the property.

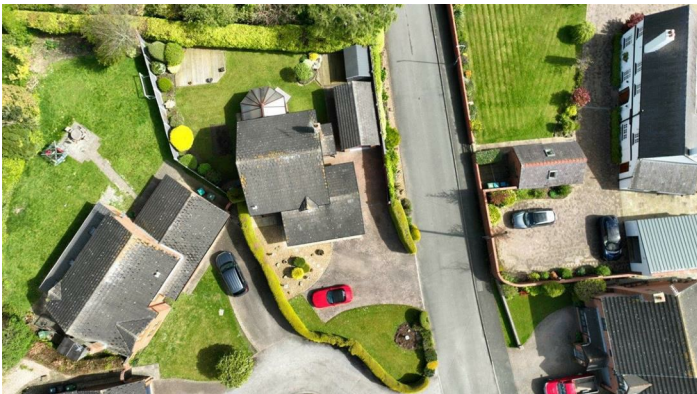
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DESCRIPTION

Sitting on a generously size plot, the property is beautifully presented and comprises an entrance hall which gives access to the integrated single garage, cloakroom WC, a kitchen/breakfast room, dining room, a spacious lounge with glazed double doors opening to the conservatory. The first floor landing gives access to the family bathroom and all three bedrooms, the principle of which has an en-suite shower room. The rear garden is again beautifully presented, being predominately laid to lawn with attractive flower beds and borders, two decked patio areas and a timber shed. There is also an external water supply and various outside lights positioned to the front and rear of the property. The property benefits from UPVC double glazing and has been recently installed with UPVC soffits, fascia and guttering.



LOCATION

West End Court is a private cul-de-sac of five individually designed properties which are centred around a turning circle', located along Francis Lane in Holt. The picturesque village of Holt is situated in an unspoilt rural location and provides a good range of local amenities such as The White Lion and Peal o' Bells public houses, Tava Indian Restaurant, Chinese takeaway, Secret Spa, Hair Salon, Cleopatra's Bistro,

Delicatessen and Coffee Shop, Bellis Farm Shop and Garden Centre, Spar and Post office. Primary / Junior school.

The village is conveniently situated for easy access to both Chester and Wrexham. The River Dee is nearby providing lovely walks and leisure facilities, and the neighbouring village of Farnton provides further shops, pubs and restaurants. (Source: RAC route planner).



ENTRANCE HALL

The property is entered through a composite double glazed front door which opens to timber laminate flooring, a radiator, a double doors cloaks cupboard and stairs off rising to the first floor accommodation with storage cupboard below.



CLOAKROOM W.C.

Installed with modern white low level W.C, wash hand basin,

chrome heated towel rail, half tiled walls, ceramic tiled floor and an opaque window to side elevation



KITCHEN/BREAKFAST ROOM

13'10" x 9'10"

Fitted with an array of maple style wall base and drawer units, a display cabinet complimented by stainless steel handles, ample work surface space housing an inset one and a half bowl sink unit with mixer tap over. The integrated appliances include a stainless steel oven, hob and extractor, a fridge and a dish washer. There are tiled splash backs, porcelain tiled floor, radiator, windows to front and side elevations and a composite double glazed back door off.



DINING ROOM

13'0" x 8'4"

Timber laminate flooring, window to the front elevation and a radiator



CONSERVATORY

14'0" x 13'0"

Constructed using a low brick wall, with a UPVC double glazed frame, french doors opening to the rear garden, air conditioning unit and a ceiling fan/light.



LOUNGE

26'0" x 12'8"

Featuring an attractive fireplace with living flame gas fire and a 1920's Adams fire surround, windows to front and rear elevations, timber laminate flooring throughout, two radiators, further window to rear elevation and glazed double doors opening to the conservatory



FIREPLACE



PRINCIPAL ROOM

12'6" x 10'8"

Fitted with a light wood triple door wardrobe, a further matching double door wardrobe, both with stainless steel handles, window to rear elevation and a radiator.



ADDITIONAL PHOTO

FIRST FLOOR LANDING

A long window the side elevation, deep shelved airing cupboard and doors off to all three bedrooms and bathroom



EN SUITE

Installed with a separate show enclosure with electric shower, low level W.C, pedestal wash hand basin, chrome heated towel rail, partially tiled walls, ceramic tiled floor, access to the loft space and an opaque window to side elevation.



BEDROOM TWO

11'10" x 10'5"

Installed with gloss fronted, four door wardrobe with stainless steel handles, window to rear elevation, radiator.



BATHROOM

Recently Installed with a beautiful suite comprising a panelled bath with electric shower and folding screen over, low level W.C, wash hand basin, partially tiled walls, radiator and opaque window to front elevation



BEDROOM THREE

10'6" x 8'0"

Window to front elevation and radiator

INTEGRATED GARAGE

62'4" x 8'10"

Access either via double timber doors through the front or from the internal entrance hall, power and light, utility area to the rear fitted with a base unit housing a stainless steel single drain unit, mixer tap, plumbing for a washing machine and a composite double glazed side access door

DETACHED GARAGE

62'4" x 10'8"

Brick built, pitched roof detached garage with up and over garage door and separate side access door.



EXTERNALLY

The attractive front garden is lawned and gravelled and is well stocked with plants and shrubs, a stone wall runs alongside the the side boundary and a paved pathway leads to both the front door with its canopy porch over and to the timber side gated access which opens to the rear garden. Double timber gates on the opposite side of the property open to yet further secluded, brick block parking which is located directly in front of the detached single garage. The rear garden is again beautifully presented, being predominately laid to lawn with attractive flower beds and borders, two decked patio areas and a timber shed. There is also an external water supply and various outside lights positioned to the front and rear of the property.





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: F £2662

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.



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) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	