

# Town & Country

Estate & Letting Agents

St. Davids Terrace, Saltney Ferry

£169,950



This modernised and improved semi-detached house is located within the popular suburb of Saltney Ferry. Offering adaptable family accommodation with the advantage of gas central heating, double glazing, and a southerly facing rear garden. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Fully modernised and improved this family home has adaptable accommodation throughout, comprising of a vestibule, a good-sized living room featuring a living flame gas fire with Adam surround. Having the advantage of a playroom (this potentially could be utilised as an office if required). The modern kitchen is well equipped, and the dining area has French doors leading out to the rear garden. There is a rear hallway and a downstairs shower room fitted with a contemporary white suite. The first-floor landing has loft access and doors off leading to all three bedrooms. Externally, on street parking to the front of the property, the rear garden is southerly facing being predominantly paved with gated side access, an external light and is predominantly enclosed by a series of fence panels.



## LOCATION

Saltney Ferry is conveniently situated for good local shops in Saltney, including a Morrison's supermarket and schools for all ages in the immediate vicinity and frequent bus services to Chester, Broughton and Mold. Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets is located close by and the A55 Expressway within a few minutes drive allows daily commuting to the various commercial and industrial centres of the region including Deeside, Mold, Chester and the Business Park on Wrexham Road.

## DIRECTIONS

From Chester proceed out of the City over the Grosvenor Bridge to the Overleigh roundabout taking the fourth exit onto Hough Green. Proceed along Hough Green for a further distance as it continues into Saltney and for a further distance through Saltney and towards Saltney Ferry and Broughton. Take the right hand turning into St Davids Terrace prior to the St Davids High School and after several hundred yards the subject property will be observed on the left hand side.

## VESTIBULE

The property is entered through UPVC double glazed front door, which opens into the vestibule, with a further UPVC double glazed door, opening into the living room.



## LIVING ROOM

13'1 x 12'8

Having timber laminate flooring, a radiator and a window facing the front elevation. There is a feature fireplace housing a living flame gas fire, situated on a granite hearth with Adams style surround.



## PLAYROOM

10'1 x 7'10

The timber laminate flooring continues from the living room. Having a radiator and a window

into the rear hall, stairs off, rising to the first floor accommodation with a storage cupboard below.



## KITCHEN

12'2 x 6'5

The kitchen is fitted with a range of light wood grain effect wall, base and drawer units, featuring display cabinets and complemented by stainless steel handles. Work surface space houses, a stainless steel one and a half bowl sink unit with mixer tap and tile splashback. Integrated appliances include a stainless steel double oven, hob and extractor hood. There is space and plumbing for a dryer and washing machine respectively, a ceramic floor and open throughway leading to the dining area and to the rear hallway.



## DINING AREA

11'4 x 6'4

Having timber laminate flooring, a radiator, a Velux skylight and French doors opening to the rear garden.

## REAR HALLWAY

5'1 x 3'8

With timber flooring, a radiator, a Velux skylight and UPVC double glazed door which opens to the side elevation of the property.



## SHOWER ROOM

8'3 x 4'10

The shower room is installed with a contemporary white suite, comprising a dual flush low-level WC, a pedestal wash basin and an oversized shower enclosure with thermostatic shower. The flooring is timber laminate, the walls are partially tiled with an extractor fan. There is an opaque window to the side elevation, and a Velux skylight .

## FIRST FLOOR LANDING

The landing has doors off, opening to all three bedrooms, access to the loft and a banister with spindle balustrades along with a built-in store cupboard



## BEDROOM TWO

10'8 x 7'7

With a radiator and a window to the rear, framing the views over the playing fields.



## BEDROOM THREE

11'9 x 6'5

Having a built-in cupboard housing a gas Worcester combination boiler, having a radiator and a window to the rear elevation also overlooking the playing field.



## BEDROOM ONE

13'3 x 10'3

With a cast, iron ornamental fireplace, window to the front elevation and a radiator.



## REAR VIEW

### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C Amount: £1203.00

### 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.

### 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.**

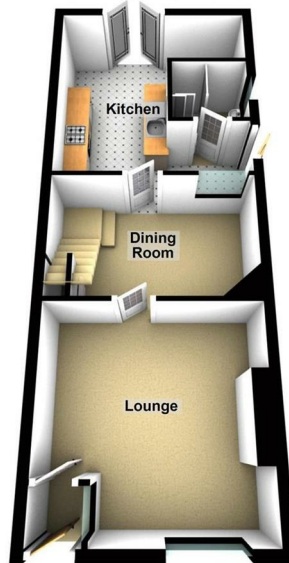


## EXTERNALLY

The rear garden overlooks playing fields and the advantage of a lovely southerly facing aspect. This low maintenance garden is predominantly paved with gated side access, an external light and predominantly enclosed by a series of fence panels.

### Ground Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

### First Floor

Approx. 34.6 sq. metres (372.9 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	