

Town & Country

Estate & Letting Agents

Eaton Road, Handbridge

£430,000



This is a spacious detached four-bedroom house in the popular suburb of Handbridge, Chester. The property has generously proportioned accommodation and is mainly double glazed with gas central heating. It includes a living room, open plan kitchen/dining room, study, and four bedrooms with a shower room and family bathroom. The exterior has an established garden with patio areas, and the property has two up and over garage doors, a single garage, and a covered carport. It is available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900



DESCRIPTION

Located within the highly desirable Chester suburb of Handbridge, is this light and spacious, detached, four bedroom home (originally five), offering generously proportioned accommodation within easy access of the city centre. The property is predominantly double glazed and benefits from gas central heating. The internal accommodation comprises a vestibule, reception hall, cloakroom, WC, living room, an open plan kitchen/dining room, study, and a first floor landing, which offers access to all four bedrooms, a shower room and family bathroom. Externally, the property sits on an established plot and when approached from the front, a brick block pathway splits a gravelled and shrub garden leading to the front door. Timber gated side access leads to the rear garden which houses established plants, shrubs and trees with brick block, pathways and patio areas along with external lighting and water supply. Vehicular access to the property is from the rear where you will be presented with two up over garage doors one opening to a single garage the other to a covered carport. This property is available with the benefit of no onward chain.

LOCATION

Handbridge is a great example of an urban village with a good range of day-to-day facilities including a butchers, fruit and veg, delicatessen, public houses and eateries and excellent school within walking distance. The beauty of Handbridge is that it is then only a short walk over the historic Old Dee Bridge to the city centre with easy access also enjoyed to the Chester Business Park and A55 southerly by pass which leads to the motorway network.

DIRECTIONS

Start at 33 Lower Bridge Street, Chester, UK. Head south on Lower Bridge St towards St Olave St, then continue onto Handbridge/Old Dee Bridge. Continue to follow Handbridge,

and turn left onto Eaton Rd. You will arrive at 33 Eaton Road, Handbridge, Chester, located behind a sandstone wall.

VESTIBULE

6'7" x 5'8"

The property is entered through a glazed timber front door which opens to a vestibule with Quarry tiled flooring. Plenty of space for hanging coats and a glazed internal door opening to the reception hall.

RECEPTION HALL

17'3 x 5'9"

With a radiator, stairs off rising to the first floor accommodation, an open through way to the kitchen/diner and doors off opening to the cloakroom WC, living room and study.

CLOAKROOM W.C

Installed with a low level WC along with a heated towel rail and pedestal wash hand basin with tiled splashback.



STUDY

12'3 x 6"

With a radiator and a window facing the rear elevation.



LIVING ROOM

18'7 x 11'2

With two radiators, this double aspect room features a window to the side elevation and a lovely picture window overlooking the front garden.



KITCHEN/DINER

19'6 x 17 max

The kitchen area is fitted with a range of wall base and drawer units along with a larder cupboard and fitted breakfast table. Ample work surface space houses a one and a half bowl resin sink unit with mixer tap and tile splashback. There is space for a cooker with an extractor hood above, space for base level fridge and freezer, an integrated dishwasher and housing for the floor standing gas boiler. The dining area has a radiator along with a window shared with the kitchen which faces the rear elevation of the property alongside doors which open to the rear gardens, brick block pathways.





FIRST FLOOR LANDING

Containing an airing cupboard and doors off, opening to the bathroom, shower room and all four bedrooms.



PRINCIPAL BEDROOM

19'7 x 11'8

With two windows to the front elevation, two radiators and access to the loft space. This bedroom was originally two bedrooms. However, the wall linking the two bedrooms has been removed to create one generous sized principal bedroom. If required, this wall could easily be reinstated, or perhaps an en-suite bathroom installed.



BEDROOM TWO

10'6 x 9'6

Window to the rear elevation radiator.



BEDROOM THREE

10'6 x 9'6

Also, with the windows to the rear and radiator.



SHOWER ROOM

10.5 x 6'6

Installed with a corner shower enclosure with an electric shower, a flush, low-level WC, a wash hand basin with vanity unit below, radiator, partially tiled wall, an opaque window facing the front elevation and a double door laundry cupboard with stacking provision for a washing machine and dryer.



BEDROOM FOUR

12'1 x 6'7

Window to the rear elevation and radiator.



BATHROOM

8'8 x 7'1

The bathroom is installed with a four piece suite, comprising a panel bath with mixer tap and shower extension, a low-level WC, a bidet and pedestal wash hand basin, The walls are partially tiled with a wall mounted towel rail, an extractor fan and an opaque window, facing the side elevation.



EXTERNALLY

The property is approached over brick block pathway through well-stocked, shrubbed and gravelled gardens with timber gated side access opening to the rear garden. When approaching from the rear, you will be presented by a timber gate opening to a quarry paved pathway and two up and over garage doors, one opening to a single garage and the other opening to a covered carport with water supply.





GARAGE

Approached from the rear, the single garage can be accessed via an up and over garage door from college green or from the rear garden via a timber door. The garage has power and light and a single glazed window to the rear.

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

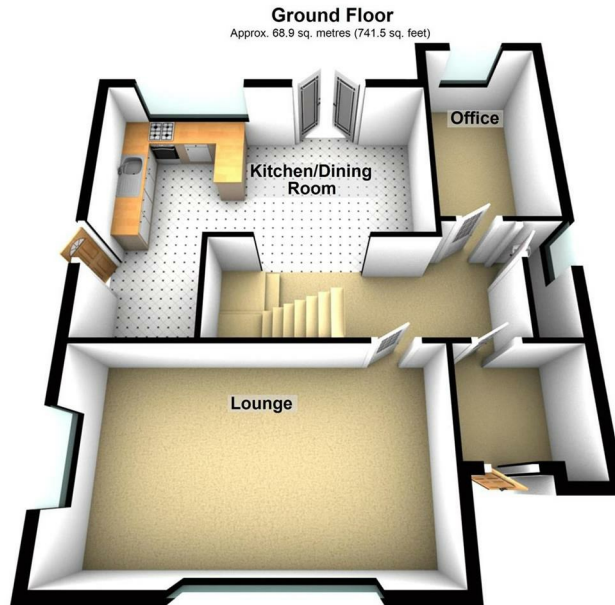
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

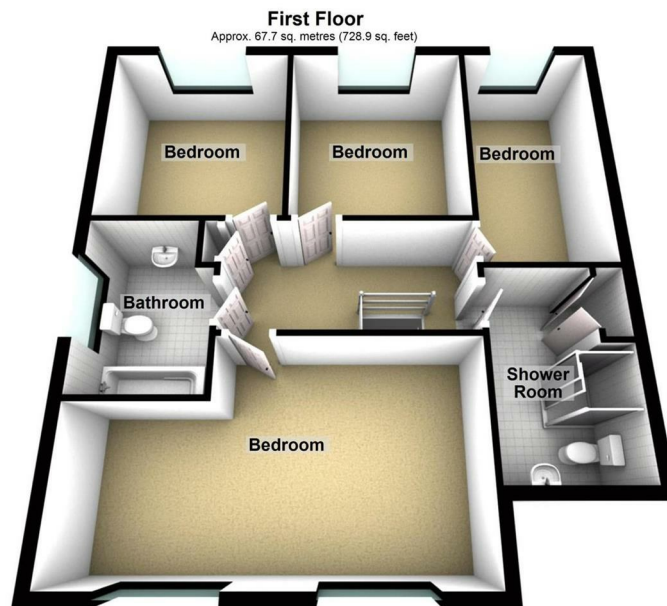
The agents have not tested the appliances listed in the particulars.

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. 136.6 sq. metres (1470.4 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		66	
(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	