

Town & Country

Estate & Letting Agents

Sydney Road, Chester

Offers In The Region Of £250,000



Attention Investors, an opportunity to purchase a mid-terraced property within walking distance of Chester University and the city centre. The property has been split to accommodate five letting rooms providing an annual income of approximately £24,000 per annum. Benefiting from gas central heating and double glazing the accommodation comprises entrance hall, communal kitchen and lounge, four letting rooms, an attic room and a communal bathroom. Externally is a rear decking area overlooking the canal.

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DESCRIPTION

This five bedroom mid terrace house is situated within a 3-5 minute walk from the main campus and 10 minutes from Chester city centre. The property is set over three floors and accessed via a UPVC front door and a cupboard housing gas and electric meters. Bedroom one is situated downstairs with a shower en-suite, a lounge with UPVC doors leading to the rear garden which is decked and overlooks the canal. The kitchen includes fitted base and wall units, mounted gas boiler and UPVC rear door also leading to the decking area. The second floor comprises another three bedrooms, with bedroom four housing its own shower en suite. Accessed via a paddle staircase, the third floor comprises the fourth bedroom with a Velux window and a shower en suite.



LOCATION

This five bedroom property is situated in a sought after investment location and backs onto the Shropshire Union Canal. The property is perfectly situated within a short walk of the City centre, university, retail park and business park. The ring road is close by connecting to the A41, A55, M53 and M56.

DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street, turn right onto castle street, at the roundabout take the second exit onto Nicholas Street 5268. In 0.7 miles take first exit onto upper Northgate Street A5116, continue onto Parkgate Road A540, then turn left onto Parkgate Road A540, turn left onto Cheyney Road, turn right onto Sydney Road.

ENTRANCE HALL

Access via a UPVC door with a single panel radiator and stairs off rising to the first floor accommodation.



KITCHEN

12'19" x 6'7"

Fitted with a range of wall, base and drawer units with a stainless steel sink unit, washing machine, fridge freezer, compact fridge, electric hob and oven, wall mounted gas boiler and a UPVC door leading to the decked area.



LOUNGE

13'9" x 10'0"

With a single panel radiator, TV point UPVC patio doors leading to the rear decking with canal views.



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BEDROOM ONE

11'1" x 10'5"

Located on the ground floor with a single panel radiator and shower en suite.



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FIRST FLOOR LANDING

With three further bedrooms and a bathroom off, the first floor landing comprises a cupboard housing gas and electric meter and a paddle staircase off providing access to the attic room.



BEDROOM TWO

10'1" x 6'11"

Having a single panel radiator and a UPVC window with views overlooking the canal to the rear elevation.



BEDROOM THREE

9'8" x 8'11"

Having a single panel radiator and a UPVC window with views overlooking the canal to the rear elevation.

BEDROOM FOUR

11'5" x 11'6"

Having a single panel radiator and a UPVC window with views overlooking the canal to the front elevation.



BATHROOM

7'2" x 5'11"

The bathroom comprises a white three pieces suite with a panelled bath with shower over, W.C, wash hand basin, a single panel radiator and an extractor fan.



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BEDROOM FIVE (ATTIC ROOM)

17'2" x 10'4"

Accessed by paddle staircase, with a Velux window, double panel radiator and an en-suite shower room off.



OUTSIDE DECKING

Externally, to the rear of the property is decked with overlooking views of the canal and a waste area leading to the side gate.

SERVICES

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

Tenure: Freehold

Council Tax: Band B £1687.00

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

MORTGAGE ADVICE

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.**

TO SUBMIT AN OFFER

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

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.

