

Town & Country

Estate & Letting Agents

Pyecroft Street, Handbridge

£270,000



Located in the popular district of Handbridge, resides this two bedroom, mid terraced home. Benefitting from gas central heating and UPVC double glazed windows to the rear and side elevations. The internal accommodation comprises a living room with an arched open throughway to the dining room which has a staircase off rising to the first-floor accommodation and a lovely arched door with stained glass inserts opening to a modern, spacious kitchen. A stripped pine door off the first-floor landing gives access to the bedrooms and the bathroom installed with a Victorian style four-piece suite. Externally, To the front of the property has a low maintenance courtyard garden with a dark quarry tiled seating area having gravelled and shrubbed borders all enclosed by a low brick wall. The rear of the property has a paved courtyard and a brick outbuilding and rear pedestrian access.

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DESCRIPTION

Located in the popular district of Handbridge, resides this two bedroom, mid terraced home. Benefitting from gas central heating and UPVC double glazed windows to the rear and side elevations. The internal accommodation comprises a living room with an arched open throughway to the dining room which has a staircase off rising to the first-floor accommodation and a lovely arched door with stained glass inserts opening to a modern, spacious kitchen. A stripped pine door off the first-floor landing gives access to the bedrooms and the bathroom installed with a Victorian style four-piece suite. Externally, To the front of the property has a low maintenance courtyard garden with a dark quarry tiled seating area having gravelled and shrubbed borders all enclosed by a low brick wall. The rear of the property has a paved courtyard and a brick outbuilding and rear pedestrian access.

LOCATION

Pyecroft Street is a quaint and much coveted street being within a conservation area which aims to protect and preserve the period charm found within this classic Victorian street. 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. 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

From the our Chester office proceed down Lower Bridge Street, under the city walls and across the Old Dee Bridge into Handbridge. Continue up the hill into Overleigh Road and take the turning left into Pyecroft Street. The property will then be found at the end of the street on the left hand side.



LIVING ROOM

11'11" x 11'2"

The property is accessed via a timber panelled front door which opens to the living room. The living room has a window to the front elevation, an ornamental fireplace with a slate hearth, two metre cabinets, a radiator and an arched throughway opening to the dining room.



DINING ROOM

11'11" x 11'2"

The dining room features an exposed brick flue with an inset ornamental cast iron fireplace having a wine store below, stairs off with a pine banister and spindle balustrades rise to the first floor accommodation. UPVC double glazed window to the rear elevation and radiator. An arched timber door off with a stained glass insert opens to the kitchen.



KITCHEN

15'10" x 7'4"

The kitchen is fitted with a range of cream, shaker style wall, base and drawer units complemented by stainless steel handles. Ample work surface space with an inset ceramic butler style sink with a mixer tap, tiled splash backs and a built-in stainless-steel oven, hob and extractor hood. Washing machine, Fridge freezer and dryer. A quarry tiled floor, vertical column radiator, UPVC double glazed bow window to the side

elevation and a UPVC double glazed back door off.

FIRST FLOOR LANDING

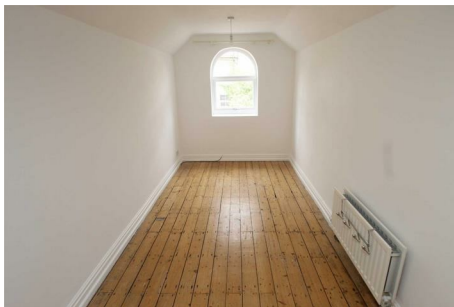
The pine banister and spindle balustrades continue with access to the loft space and stripped pine doors off open to both bedrooms and the bathroom.



BEDROOM ONE

13'0" x 11'11"

The pine banister and spindle balustrades continue with access to the loft space and stripped pine doors off open to both bedrooms and the bathroom.



BEDROOM TWO

15'10" x 7'4"

With an arched UPVC double glazed window to the rear elevation, exposed floorboards and radiator.



BATHROOM

Installed with a Victorian style four piece bathroom suite comprising a panelled bath with a central mixer tap with shower extension, pedestal wash hand basin, low level WC, a separate shower enclosure with a fixed rose thermostatic shower, partially tiled walls, a ceramic tiled floor, radiator and an opaque window to the rear elevation.



EXTERNALLY

To the front of the property is a courtesy light and a low maintenance courtyard garden with a dark quarry tiled seating area with gravelled and shrubbed borders all enclosed by a low brick walls and to the rear of the property is a paved courtyard, a brick outbuilding and rear pedestrian access.

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.

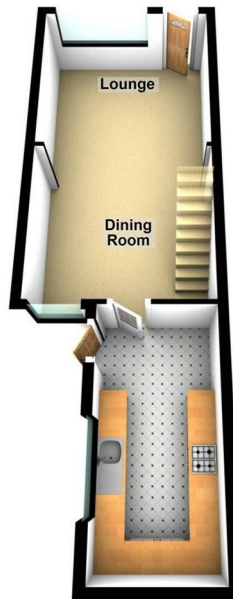
SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Tenure: Freehold Council Tax Band C £1928.00

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	