

# Town & Country

Estate & Letting Agents

Belgrave Avenue, Saltney

£200,000



This semi-detached property has three bedrooms and is located in a quiet cul-de-sac with great amenities nearby. It features a living room and a kitchen/dining room on the ground floor, with the first floor providing access to three bedrooms and a modern bathroom suite. The property has UPVC double-glazing, gas central heating, and off-road parking to the front and side. The rear garden is accessed through gated entry and features a brick outbuilding used as a utility room with a shed attached, a paved patio to the front, and a deck patio to the rear.

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## DESCRIPTION

This three-bedroom semi-detached property is nestled within a tranquil cul-de-sac that boasts a wealth of amenities. The internal accommodation comprises an entrance hall, living room, and a kitchen/dining room, with the first floor landing providing access to three well-proportioned bedrooms and a contemporary white bathroom suite. The property benefits from UPVC double-glazing, gas central heating, and posts. Externally, the property features off-road parking to the front and side, as well as gated access leading to a rear garden. The garden enjoys a sunny aspect and is predominantly laid to lawn, featuring a brick outbuilding utilized as a utility room with a shed attached, a paved patio to the front elevation, and a deck patio to the rear, enclosed by a series of timber fence panels.



## LOCATION

Belgrave Avenue lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 3rd exit onto Hough Green/A5104, continue to follow A5104, turn left onto Park Avenue, turn right onto Belgrave Avenue. The destination will be on the right.

## ENTRANCE HALL

The property is entered through a UPVC double glazed front door that leads to an entrance hall. The entrance hall features a radiator, and provides access to the living room, as well as the first floor accommodation via a staircase.



## LIVING ROOM

14'1" x 14'4"

The living area boasts an exposed brick wall, along with a bay window that faces the front elevation. Additionally, the room features a radiator, as well as access to a deep stair storage cupboard that comes equipped with a window to the side elevation and light. A door positioned off the living area leads to the kitchen/dining room.



## KITCHEN/DINING ROOM

17'3" x 8'7"

The kitchen features a range of light wood style wall, base, and drawer units, with ample work surface space, which includes a stainless steel one and a half bowl sink unit with a mixer tap. Additionally, the kitchen boasts several integrated appliances such as a stainless steel V-ring gas hob with a stainless steel extractor above, a stainless steel double oven, and a dishwasher. The kitchen also features housing for a fridge/freezer. The flooring throughout the kitchen is ceramic tiled, and two windows facing the rear elevation provide ample natural light. Recessed downlights set within the ceiling offer additional illumination, and a glazed timber back door opens to the rear garden, providing both natural light and convenient access to the outdoors.



## FIRST FLOOR LANDING

The first floor landing has doors off, opening to all three bedrooms and to the bathroom suite and loft.



## BATHROOM

9'2" x 6'6"

The bathroom is an L-shape and has been fitted with a contemporary suite. The suite comprises an L-shaped panel bath that has a central mixer tap styled like a waterfall, an electric shower, and a protective glass screen above. It also includes a dual flush low-level WC, a wash hand basin that has a waterfall-style mixer tap, fully tiled walls, a ceramic tiled floor, and an opaque window facing the front elevation. The ceiling has recessed downlights.



## BEDROOM ONE

10'9" x 8'4"

The first bedroom has a window facing with rear elevation and a radiator.



## BEDROOM TWO

9'6" x 9'8"

The second bedroom has a window facing the front elevation and a radiator.



## BEDROOM THREE

The third bedroom has a window to the rear elevation and a radiator.



## EXTERNALLY

The property offers ample chipped slate off-road parking on both the front and side elevations. A light is installed on the side of the front door, and gated side access to the rear garden is available. The rear garden, which is enclosed by a series of fence panels, enjoys a sunny aspect and features a large paved patio area to the front pathway. A lawn garden is dissected by the path, leading to a deck patio area at the rear. Additionally, a brick

outbuilding is present, which is used as a utility room and equipped with plumbing and space for a washing machine and dryer. Wall mounted cabinets, power, and light are also available in the outbuilding. A timber shed is attached to the outbuilding, and the garden is equipped with external lighting, power, and water supply.



## 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

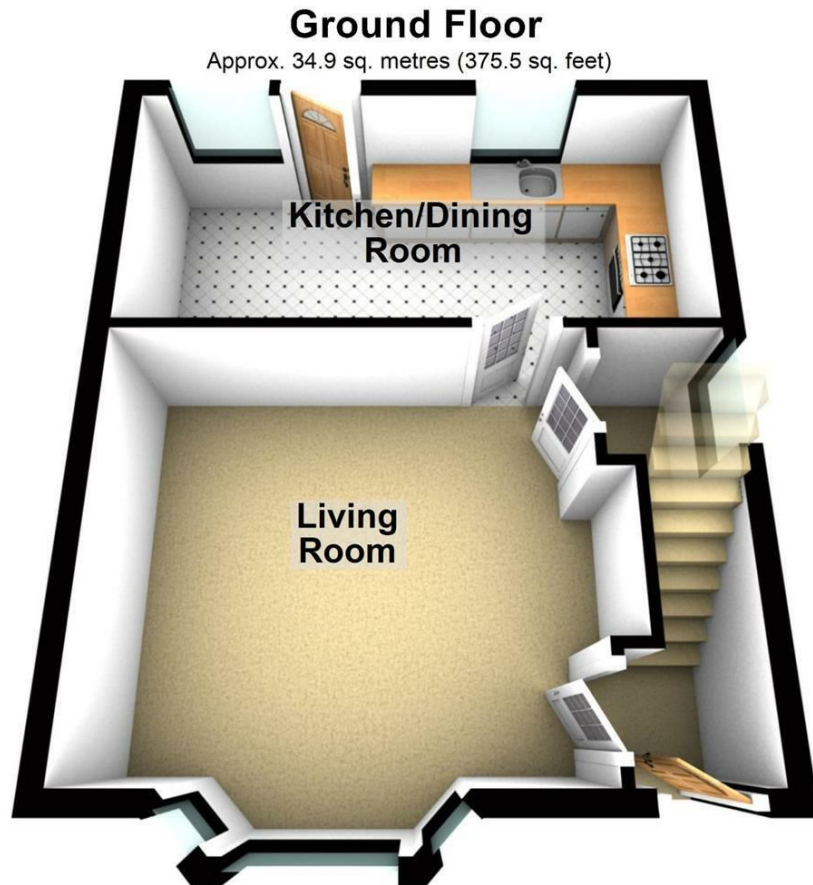
Council Tax Band: C £1695

## 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. 69.4 sq. metres (747.5 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 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) <b>A</b>                                 |  |                         | <div style="border: 1px solid black; padding: 5px; display: inline-block;">85</div><br><div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">70</div> |
| (81-91) <b>B</b>                                   |  |                         |  |
| (69-80) <b>C</b>                                   |  |                         |  |
| (55-68) <b>D</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 |  |