

# Town & Country

Estate & Letting Agents

Brook Lane, Chester

O.I.R.O £269,500



\*\*\*\*\*PROPERTY FULLY AVAILABLE FOR SALE GOP GRANTED \*\*\*. This property in Chester offers easy access to schools, city centre, motorways, and amenities. It features an entrance hall, living room, sitting room, dining room, kitchen, and three bedrooms with a family bathroom.

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## DESCRIPTION

This property is located in a highly popular area of Chester, providing excellent access to good schools, the city centre, motorway networks, and a wide range of amenities. It is predominantly double glazed with gas central heating, but it does require some modernisation. Potential purchasers have the opportunity to turn it into a property that suits their style and preferences. The internal accommodation comprises an entrance hall, living room, sitting room, dining room, kitchen, and a first floor landing, providing access to three bedrooms and a spacious family bathroom.



## LOCATION

The property is situated within walking distance of the city centre which provides a wealth of shops and restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness, as well as comfortable access to the mainline railway services from the Chester General Station. Excellent connections to the wider north west road communications network can be accessed via junctions with the M53/M56 motorways and the A55 expressway.

## 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 2nd exit onto Nicholas Street/A5268, continue to follow A5268, continue straight onto St Martin's Way/A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116, turn right onto A5116, turn left onto Liverpool Road/A5116, at the roundabout, take the 2nd exit onto Brook Lane. Arrive: 78 Brook Lane, Chester, UK

## ENTRANCE HALL

14'5" x 7'8" max

The property is entered through a double

glazed front door with an opaque window facing the front elevation. A radiator, stairs off rising to the first floor accommodation, with glazed panelled doors opening to the living room, sitting room and dining room.



## LIVING ROOM

12'8" x 13'1"

With the bay window facing the front elevation, a radiator, ceramic tiled fireplace, housing a gas fire, picture rail and coved ceiling.



## SITTING ROOM

10'1" x 11'8"

Having a radiator, a window facing the rear elevation and a wall mounted electric fire, along with a coved ceiling and a central ornate ceiling rose.



## DINING ROOM

14'1" x 12'2" max

Featuring a window facing the side elevation, a radiator, a wall mounted gas fire and a walk in store cupboard with fitted wall units and a window.



## KITCHEN

10'3" x 8'3"

The kitchen is entered through an opaque door, featuring a variety of wall and base units, as well as drawers. The work surfaces houses a stainless steel single drainer sink unit with a mixer tap and tiled splashbacks. The window faces the side elevation, and a double-glazed opaque door opens to the rear garden.

## FIRST FLOOR LANDING

Having access to the loft with doors opening to three bedrooms and family bathroom.



## BEDROOM ONE

12'8" x 11'8"

The window faces the rear elevation, along with a radiator and two fitted wardrobes. Additionally, there is a dressing table and a range of luggage cupboards.



## BEDROOM TWO

12'6" x 10'9"

Having a window facing the front elevation, a radiator and two fitted wardrobes fitted either side of the flu.



## BEDROOM THREE

7'7" x 7'1"

Having a window facing the front elevation along with a radiator and two fitted wall units.



## BATHROOM

8'3" x 8'5"

The bathroom is installed with a three-piece suite, comprising a tiled panel bath with mixer tap and electric shower with protective screen. Above, a low-level WC, wash hand basin with mixer tap, set within vanity unit and a radiator. The walls are fully tiled with an opaque double glaze window to the rear elevation and a fitted built in cupboard housing, a gas Worcester combination boiler.



## EXTERNALLY

The property has off-road parking and a low maintenance garden at the front. A passageway on the side of the house leads to the rear garden. The rear garden is low maintenance as well, with a westerly facing orientation, raised planting, a paved patio area, and a timber shed. The garden is enclosed by a series of fence panels and there is an outbuilding with power and light, which is currently used as an external utility room, as a part of the attached complex there is a toilet accessed from outside.



## ADDENDUM

Town & Country has been informed by the vendors of the property that the drains to the rear have been compromised and requires an amendment to this fault. A professional has visited the property and expects this work to cost between £12-£15,000 the vendors are happy to show potential purchasers a copy of the report.

## 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

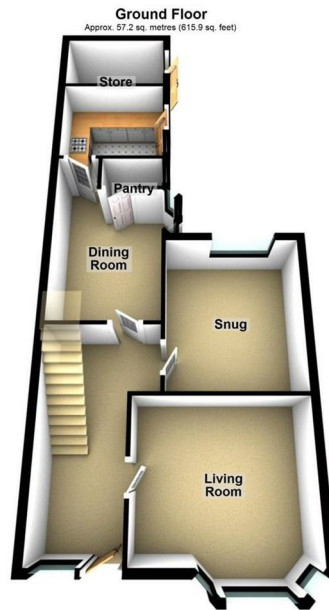
Council Tax Band: C £1928

## MORTGAGE SERVICES

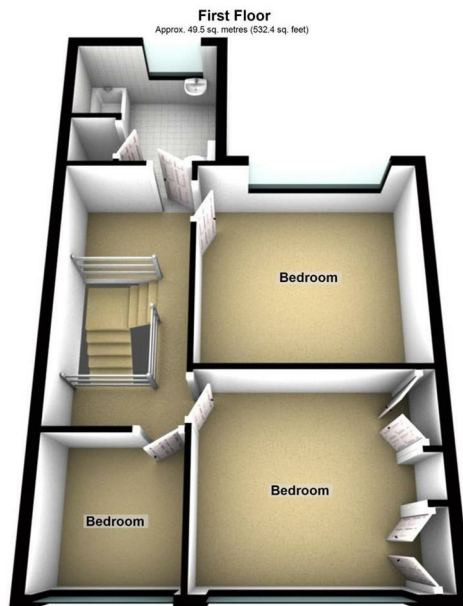
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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. 106.7 sq. metres (1148.4 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 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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	