

Town & Country

Estate & Letting Agents

Victoria Road, Saltney

£199,950



This semi-detached property is located in a popular Chester suburb, with easy access to local amenities, including the city centre, motorway networks, shops, supermarkets, and schools. It benefits from UPVC double glazing and gas central heating, and comprises an entrance porch, reception hall, dining room, living room, modern kitchen, cloakroom WC/laundry room, three bedrooms, and a bathroom suite. A comfortable home in a highly desirable location.

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DESCRIPTION

This well-presented, semi-detached property occupies a generous plot in a popular Chester suburb, offering convenient access to a range of amenities, including the city centre, local motorway networks, shops, supermarkets, and schools. The property benefits from UPVC double glazing and gas central heating, with a recently installed Worcester Bosch combination boiler, providing a comfortable living environment. The property's internal accommodation comprises an entrance porch, reception hall, dining room, living room, an attractive and modern kitchen, a cloakroom WC/laundry room, and a first-floor landing offering access to three bedrooms and a bathroom suite. Overall, this property represents an excellent opportunity for those seeking a comfortable home in a highly desirable location, with easy access to a range of local amenities.



LOCATION

Victoria Road 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 Victoria Road. The destination will be on the left.

ENTRANCE PORCH

5'6" x 2'9"

The property is entered through a UPVC double glazed entrance porch, fitted with timber laminate flooring and an opaque UPVC double glazed door. The entrance porch is accompanied by a courtesy light and leads to the inner hallway.

ENTRANCE HALL

13'8" x 6'1"

The entrance hall boasts laminate flooring, a radiator, and a wooden banister with balustrades that rise to the first floor accommodation. Additionally, a shelf storage cupboard is located underneath the stairs and is equipped with an automatic light that houses the consumer unit.



DINING ROOM

11'10" x 9'2"

The dining room is equipped with timber laminate flooring and features a window on the front elevation, accompanied by a radiator beneath.



LIVING ROOM

10'6" x 14'2"

The living room is equipped with a radiator, a patio door that opens to the rear garden and timber laminate flooring that serves both functional and aesthetic purposes.



KITCHEN

17'4" x 7'6"

This elegant kitchen boasts a stylish design with ornate handles, offering a range of wall, base, and drawer units. The solid wood work surfaces are complemented by an integrated resin and half-bowl sink unit, complete with an adjustable mixer tap and tiled splashback. The kitchen also features a steel hob with extractor above, a stainless steel double oven, dishwasher and a radiator. With a window facing the side elevation. The timber laminate flooring adds to the overall aesthetic appeal of the space. A composite double glazed back door provides easy access, while an internal door opens to the cloakroom WC/laundry room.



CLOAKROOM WC/LAUNDRY ROOM

7'6" x 3'8"

The cloakroom wc/laundry room boasts ceramic tiled flooring and is equipped with a radiator, a white dual flush low level WC and a pedestal wash and basin with a mixer tap. Additionally, there are fitted wall units, a solid wood work surface, and plumbing with sufficient space for a washing machine below.

FIRST FLOOR LANDING

The wooden banister and balustrades from the entrance hall continue up to first floor landing, with a window to the side elevation. A hatch

with retractable folding ladders provides access to the loft. Three bedrooms and a bathroom are accessible from doors off the landing.



BEDROOM ONE

13'1" x 11'8"

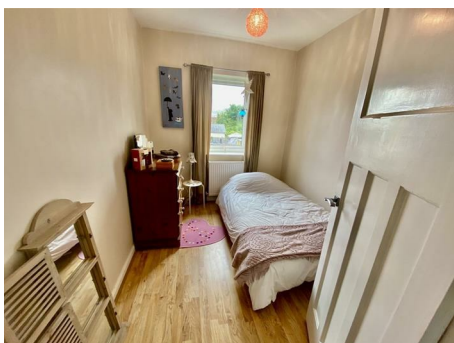
The first bedroom features timber flooring and a window overlooking the rear elevation, with a radiator situated below.



BEDROOM TWO

11'8" x 8'10"

The second bedroom features a window that faces the front elevation and a radiator below. Additionally, the floor is timber laminate.



BEDROOM THREE

9'2" x 7'0"

The third bedroom is equipped with timber

laminated flooring and features a window to the rear elevation (fire escape), along with a radiator situated below.



BATHROOM

6'0" x 5'1"

The bathroom is equipped with a contemporary white suite, comprising a panel bath with a thermostatic shower and a protective folding screen above, along with a vanity unit. A dual flush low level WC and a wash hand basin with a mixer tap. The flooring is ceramic tiled, and the wall is fully tiled with a chrome heated towel rail and an opaque window facing the front elevation.



EXTERNALLY

The property boasts a gravel off-road parking area at the front, accompanied by a golden gravel and shrub garden, iron railings, and iron gated access that leads to a pathway leading to the front door. The side garden is predominantly laid with a lush lawn and adorned with shrub borders, leading to a paved rear garden that features a greenhouse, a timber shed, and an external light. The garden space is predominantly enclosed by timber fence panels. Furthermore, a timber side access opens to the rear of the property.



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.

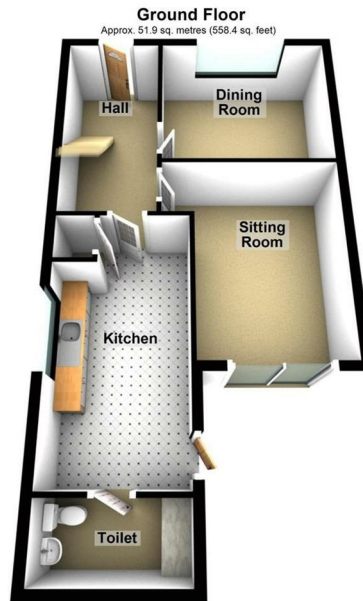
Tenure: Freehold

Council tax band: C £1833

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. 94.0 sq. metres (1011.7 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			
(69-80) C		71	84
(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	