

Town & Country

Estate & Letting Agents

Palmerston Close, Chester

£340,000



This detached family home has undergone extensive extensions and internal refurbishment in recent years. It features a spacious open-plan kitchen, dining, and sitting room with access to the rear garden, three bedrooms, and a contemporary four-piece bathroom suite. The property also includes off-road parking and a rear garden with a large patio area.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Situated on a generous-sized plot within a quiet cul-de-sac, this detached family home offers easy access to Chester city centre, the Greyhound Retail Park, and local motorway networks. The property has undergone extensive extensions and internal refurbishment in recent years and should be viewed to be fully appreciated. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises an entrance porch with a glazed door opening to a lounge. The lounge leads to a spacious and light open-plan kitchen, dining, and sitting room with sliding and folding doors opening to the rear garden. A door off the kitchen opens to a utility room and a cloakroom WC. The first-floor landing provides access to three bedrooms and a contemporary four-piece bathroom suite. Externally, the property is approached via brick-block off-road parking leading to the front. The rear garden is predominantly laid to lawn with a large patio area and sleeper-raised planters, all enclosed by timber fence panels. Gated side access leads to the woodland located adjacent to the plot.



LOCATION

Palmerston Close is a residential area located in the North-western part of the historic city of Chester. This neighbourhood offers a blend of suburban tranquillity and convenient access to urban amenities. Characterized by modern family homes and well-maintained streets, it is a desirable location for families and professionals alike. The area is well-connected by public transport, with easy access to major roads and Chester's main railway station, facilitating commutes to nearby cities such as Liverpool and Manchester. Additionally, the property is within walking distance of the Greyhound Retail Park, which provides a range of amenities.



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, turn left onto Watergate Street/A548, continue to follow A548, turn right onto Stadium Way, turn left onto Saughall Road, turn right onto Cranleigh Crescent, turn left onto Westbourne Road, turn right onto Palmerstone Close. The destination will be on the right.

ENTRANCE PORCH

The property is entered through a UPVC double glazed front door, which opens to a porch with an opaque glazed full-length window facing the side elevation. A glazed door from the porch opens to the main living accommodation.



LIVING ROOM

15'3" x 10'9"

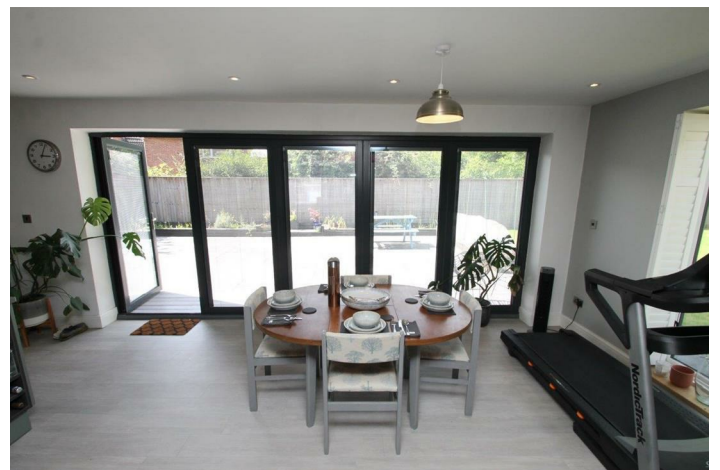
The living room features a window facing the front elevation, a column-style anthracite radiator, recessed downlights set within the ceiling, and a doorway opening to the inner hallway.



KITCHEN/DINING/SITTING ROOM

21'10" x 28'10"

This fantastic open-plan area includes distinctive sitting, dining, and kitchen areas. The kitchen is fitted with a range of shaker-style wall, base, and drawer units with ornamental handles, and a matching island unit incorporating a breakfast bar. All surfaces are quartz with an inset stainless steel one and a half bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel Bosch oven, hob, and slanted extractor hood, along with a dishwasher and a housing cupboard for the Worcester gas combination boiler. The room features recessed downlights set within the ceiling, an exposed lintel, two tower-style column radiators, full-length windows with plantation shutters facing the side elevation, a window facing the rear elevation, and sliding folding doors with integrated blinds that open up to the rear garden. A door leads to the utility room.





FIRST FLOOR LANDING

The first-floor landing provides access to the loft, features a window overlooking the side elevation, and connects to all three bedrooms and a four-piece bathroom suite.



UTILITY ROOM

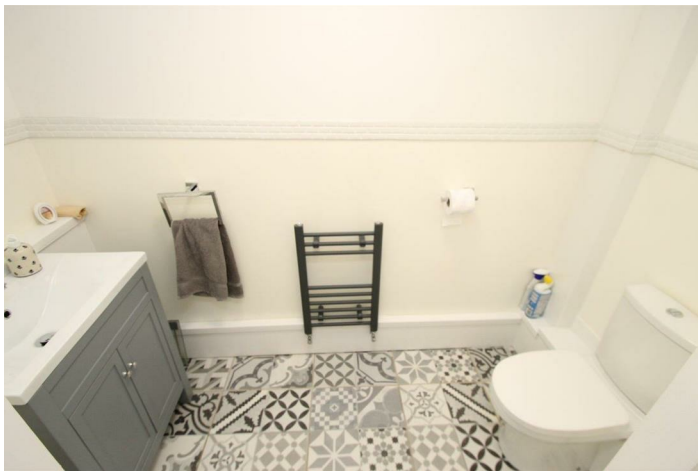
8'2" x 5'7"

The utility room features ample space and plumbing provisions for a washing machine and dryer, with a convenient work surface above. It also includes shelving and provides access to the cloakroom WC through a nearby door.

BEDROOM ONE

11'1" x 11'10"

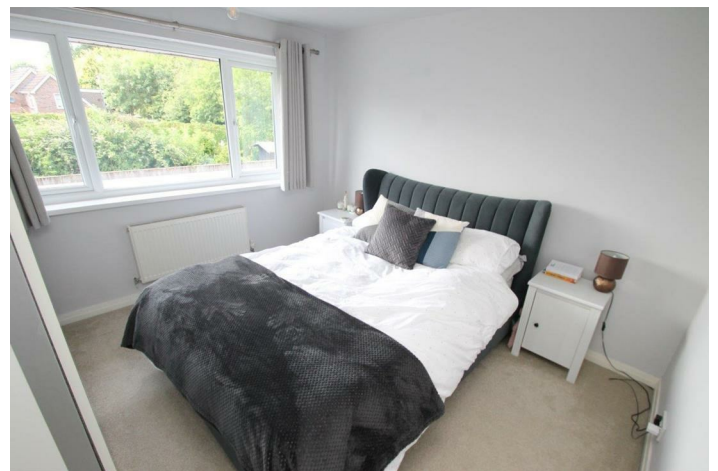
The first bedroom features a window facing the front elevation with a radiator below.



CLOAKROOM WC

8'2" x 4'3"

The cloakroom WC is equipped with a dual flush low-level WC and a wash hand basin featuring a mixer tap and vanity unit below. The flooring is adorned with ceramic tiles in a stylish pattern, complemented by an anthracite heated towel rail and an extractor fan.



BEDROOM TWO

11'5" x 11'1"

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

INNER HALLWAY

The inner hallway includes stairs leading to the first-floor accommodation, with a storage space underneath illuminated by a light.



BEDROOM THREE

8'9" x 8'3"

The third bedroom has a window facing the front elevation with a radiator below.



BATHROOM

8'3" x 8'1"

The bathroom is fitted with a modern white four-piece suite, including a panel bath with mixer tap, a spacious corner shower enclosure with an electric shower, a dual flush low-level WC, and a wash hand basin with mixer tap and vanity unit below. The walls are partially tiled, complemented by an anthracite heated towel rail, an extractor fan, and an opaque window facing the side elevation.



EXTERNALLY

Nestled within a tranquil cul-de-sac, this property boasts recently laid brick block off-road parking at the front and side, leading to the rear garden. Adjacent to the front door, an external courtesy light illuminates the approach.

The rear garden spans a corner fan-shaped plot, featuring a spacious paved patio area with sleeper raised beds and borders used for vegetables. The garden is predominantly laid to lawn and enclosed by timber fence panelling, offering gated access to adjacent woodland. Recessed spotlights adorn the exterior overhangs of the extensions, complemented by an external water supply and a storage area situated at the side of the property.

GARAGE

Attached to the property is a single garage with power and lighting with an up and over door.





ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

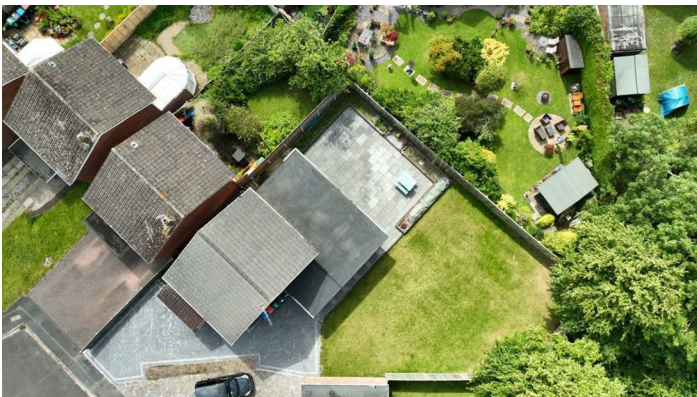
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

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.

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.**

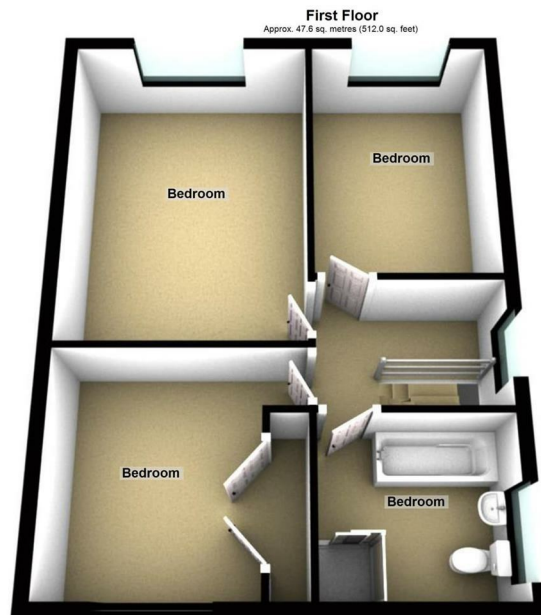
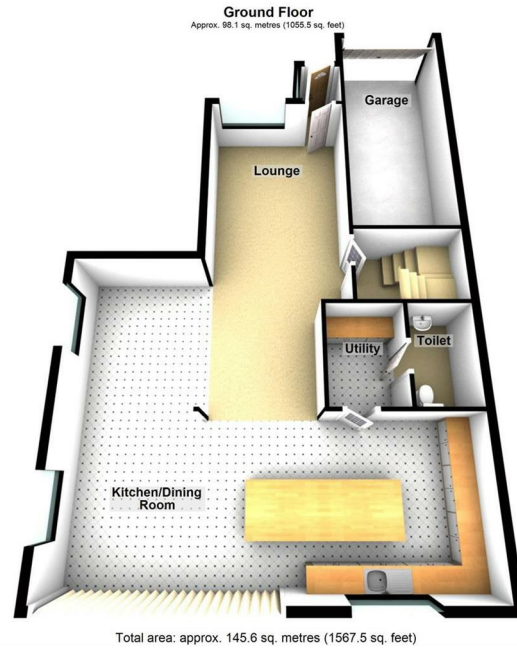


SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: C £2024



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	