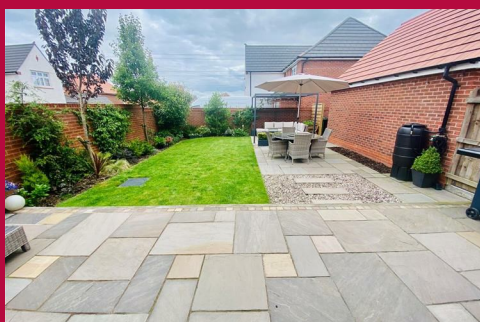
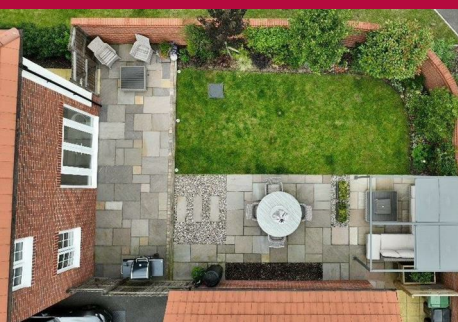


# Town & Country

Estate & Letting Agents

Old Meadow Drive, Chester

Offers Over £340,000



Sitting on a corner plot, forming part of this new development of prestigious homes, this detached three double bedroom property is presented to the highest standard throughout and has been improved by the current owners.

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## DESCRIPTION

Sitting on a corner plot, forming part of this new development of prestigious homes, this detached three double bedroom property is presented to the highest standard throughout and has been improved by the current owners. Enjoying the benefits of UPVC double glazing and gas central heating the property comprises an entrance hall, with cloakroom WC off, a living room, kitchen/dining room, replete with a range of modern wall, base and drawer units in the utility room off. The first floor landing offers access to the family bathroom and three double bedrooms, the principal of which enjoys ensuite facilities. Externally, the front garden is lawned and shrubbed, a paved pathway leads to the front door, above which is a canopy. To the rear of the property is off-road parking leading to a single garage, gated access to the enclosed garden, which is beautifully presented with a large paved patio area, lawned garden with well-stocked, colourful shrub borders, and towards the rear is a steel frame pergola. There is also external lighting and a water supply.



## LOCATION

Situated in the picturesque landscapes just outside the historic city of Chester, lies the charming village of Backford. Offering a perfect blend of tranquility and convenience, Backford presents an idyllic setting for those seeking a harmonious balance between rural serenity and urban accessibility. Located mere moments away from Chester's bustling city center, residents of Backford enjoy the luxury of a peaceful retreat while still benefiting from easy access to an array of amenities. Whether it's shopping at the renowned boutiques, dining at exquisite restaurants, or exploring the rich cultural heritage of Chester, everything you desire is within effortless reach. Backford itself exudes a timeless charm, with its quaint streets adorned with characterful homes and verdant greenery. The area is renowned for its sense of community, where neighbours become friends and local gatherings foster a warm and welcoming atmosphere. For those with a love for the outdoors, Backford boasts an abundance of scenic beauty waiting to be explored. From leisurely strolls along the winding country lanes to invigorating hikes through lush woodland, there's no shortage of opportunities to connect with nature right on your doorstep. In addition to its natural splendor, Backford is also esteemed for its excellent schools, making it an ideal location for families seeking quality education for their children.

## DIRECTIONS

From our office on Lower Bridge Street, head south on Lower Bridge St towards St Olave St, turn right onto Castle St, at the roundabout, take the 2nd exit onto Nicholas St/A5268, continue to follow and at the roundabout, take the 1st exit onto Upper Northgate St/A5116. Turn right onto A5116, then turn left onto Liverpool Rd/A5116 and at the roundabout, take the 1st exit and stay on Liverpool Rd/A5116, slight left onto Liverpool Rd/A41. At the roundabout, take the 1st exit onto Dunkirk Wy/A5117, turn right onto Old Meadow Dr and the property will be on your left.

## ENTRANCE HALL

A composite double glazed front door opens to light, woodgrain effect, ceramic tile flooring and an inviting entrance hall with stairs off rising to the first floor accommodation, a radiator and doors off opening to the living room, cloakroom WC and kitchen/dining room.



## CLOAKROOM W.C

5'6 x 3'3

With a continuation of the light woodgrain effect, ceramic tile flooring to a cloakroom with a dual flush low-level WC, wash hand basin with a tile splashback and mixer tap, a radiator and extractor fan.



## LIVING ROOM

a double aspect room with a window to front and side elevations, both of the radiators below.



## KITCHEN/DINING ROOM

18'4 x 10'4

Also with a continuation of the light, woodgrain effect, ceramic tile flooring with windows to front and side elevations two radiators and recessed downlights set within the ceiling. French doors open to the garden, and the kitchen area is fitted with a range of grey shaker style woodgrain wall, base and drawer units, complemented by ornamental handles and quartz worksurfaces incorporating a breakfast bar and housing a stainless 1 and 1/2 bowl sink unit with mixer tap, and quartz risers. Integrated appliances include a stainless steel hob and extractor hood above, a double oven, dishwasher and fridge/freezer. A door off opens to the utility room.



## KITCHEN AREA



## DINING AREA





### UTILITY ROOM

5'4 x 6'5

Fitted with a base unit, matching the kitchen, and quartz worktop and riser housing a stainless steel single bowl sink unit with mixer tap. The flooring is light woodgrain effect ceramic tile and there is an understairs storage cupboard, a radiator and a composite double glazed door granting access to the rear driveway of the property.

### FIRST FLOOR LANDING

With a window to the rear elevation, a radiator, a deep, built-in storage cupboard, which also houses the gas combination boiler and doors off opening to the principal bedroom with ensuite facilities, two further bedrooms and the bathroom.



### PRINCIPAL BEDROOM

18'4 x 10'5

With a window, facing the front elevation and a radiator below and fitted with a range of wardrobes with stainless steel handles. (Measurements incorporate ensuite)



### ENSUITE SHOWER ROOM

The ensuite shower room is fitted with a white modern suite, comprising a double shower enclosure with a thermostatic shower, dual flush, low-level WC, and wash hand basin with mixer tap, the walls are partially tiled with a chrome heated towel rail, an opaque window facing the side elevation and set within the ceiling are recessed downlights and an extractor fan.



### BEDROOM TWO

11' x 9'8

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



### BEDROOM THREE

10'6 x 8'3

With laminate flooring, a window to the side elevation framing beautiful views, with a radiator below.



### FAMILY BATHROOM

6'6 x 6'9

Installed with a lovely, white contemporary suite, comprising a panel bath with mixer tap and thermostatic shower and protective glass screen above, a dual flush, low-level WC, a wash hand basin with mixer tap, partially tiled walls with laminate flooring, an opaque window facing the front elevation and recessed downlights set within the ceiling.



### EXTERNALLY

Externally, the front garden is lawned and shrubbed, a paved pathway leads to the front door, above which is a canopy. To the rear of the property is off-road parking leading to a single garage, gated access to the enclosed garden, which is beautifully presented with a large paved patio area, lawned garden with well-stocked, colourful shrub borders, and towards the rear is a steel frame pergola. There is also external lighting and a water supply.



### GARAGE

A single semi-detached garage with a pitched roof, up and over garage door, power and light.

### SERVICES TO PROPERTY

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

### 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.



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			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	