

Town & Country

Estate & Letting Agents

Cedar Mews, Blacon

Offers In Excess Of £160,000



Set in a quiet cul-de-sac in a popular village with easy access to Chester city centre, Greyhound Retail Park, and local amenities, this modernised one-bedroom bungalow features gas central heating and UPVC double glazing. Comprising of an entrance hall, a living/dining room with patio doors to the rear garden, a newly fitted kitchen and shower room, a spacious bedroom with built-in furniture. Externally, there's brick-block off-road parking at the front and a lawned rear garden with a patio, large timber shed, and timber panel fencing.

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DESCRIPTION

Situated in a quiet cul-de-sac within this popular village, offering easy access to Chester city center, the Greyhound Retail Park, and a wealth of day-to-day facilities, this one-bedroom, recently modernised and refurbished bungalow enjoys the benefits of gas central heating and UPVC double glazing. The property comprises an entrance hall, a living/dining room with patio doors opening to the rear garden, a recently re-fitted kitchen and bathroom, and a generously sized bedroom, which is also fitted with a range of bedroom furniture. To the front of the property is brick block off-road parking, while the rear garden is predominantly laid to lawn with a patio area and a large timber shed, all enclosed by a series of timber panels.



LOCATION

The location is extremely convenient for Chester city centre and the inner ring road leading to the M53/M56 motorway networks with the A548 leading to Queensferry/Deeside also close by. The property is a short walk away from a regular bus service to the city centre. There is an array of nearby quality local amenities including the Greyhound Retail Park offering an range of shops including T.K.Max, The Range and a number of supermarkets Asda, Tesco, Aldi and Lidl.

DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the second exit onto Nicholas St/A5268, turn left onto Watergate St/A548, continue to follow A548, turn right onto Stadium Way, turn left onto Saughall Road, turn left onto Cedar Mews and the property will be located on the left.

ENTRANCE HALL

6'6 x 4'10

The property is entered through a composite opaque double-glazed door, which opens onto timber laminate woodgrain-effect flooring, a radiator, and light oak double doors leading to a cloaks/storage cupboard. There is an open passageway to the kitchen, and light oak veneer doors open to the living/dining room, bedroom, and shower room.



KITCHEN

6'6 x 8'9

The kitchen has recently been fitted with a range of attractive white wall, base, and drawer units, complemented by marble-effect work surfaces and panel splashbacks, along with an inset stainless steel single-drainer sink unit with a mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a

fridge/freezer. There is space and plumbing for a washing machine, timber laminate flooring, a radiator, inset downlights in the ceiling, and a window facing the front elevation.



LIVING/DINING ROOM

15'3 x 9'1

The laminate flooring continues from the entrance hall into the living room, which features two radiators and UPVC double-glazed patio doors opening to the rear garden.





SHOWER ROOM

8'10 x 5'2

A beautifully appointed and recently installed contemporary shower room comprises an oversized walk-in shower enclosure with a dual-head thermostatic shower, along with a vanity unit featuring a range of wall and base units. The unit incorporates a dual-flush low-level WC and a wash hand basin with a mixer tap. The walls are partially tiled, and the room also features a heated towel rail, an extractor fan, and a window facing the front elevation.



BEDROOM

16' x 8'1

The room features a window facing the rear elevation with a radiator below, a

loft hatch opening to the loft space above with a folding retractable ladder, and is fitted with a range of attractive bedroom furniture, including wardrobes, bedside cabinets, and a luggage cupboard canopy.



EXTERNALLY

There is brick block off-road parking to the front, a storm porch with a light above the front door, and a built-in storage cupboard. The rear garden enjoys a south-easterly orientation and is laid to lawn with a paved patio area, an external power supply, and a large timber shed with timber side access. The garden is enclosed by a series of concrete fence posts and timber fence panels. The property has one allocated parking space to the rear.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: A £1518

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & 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

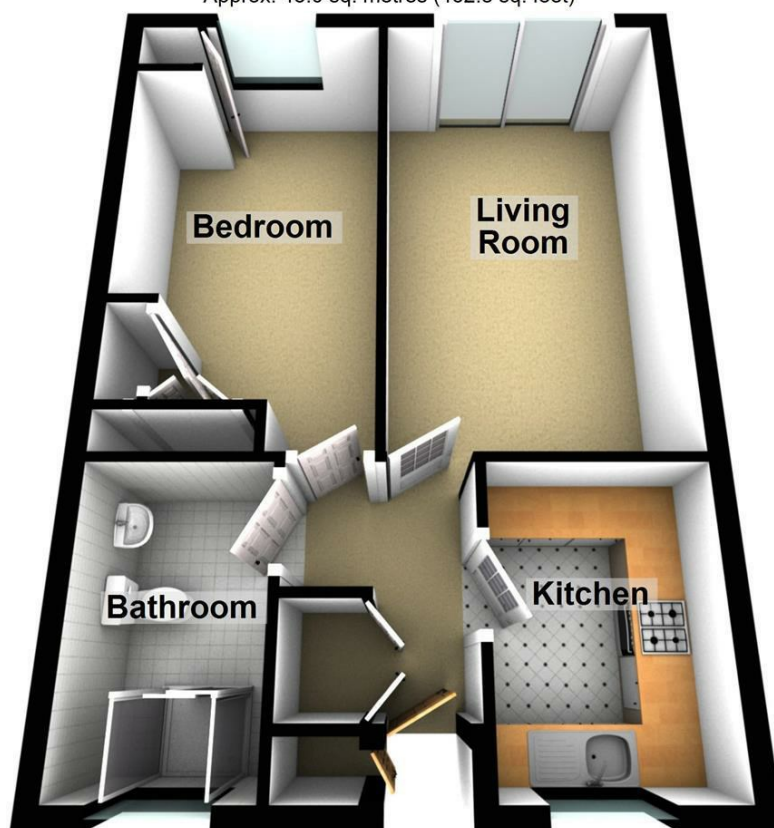
member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents 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.**

Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 43.0 sq. metres (462.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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	

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.