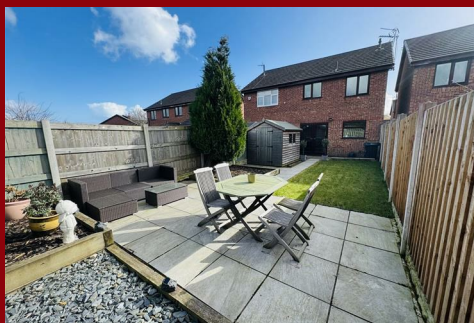


# Town & Country

Estate & Letting Agents

Pentland Close, Vicars Cross

£259,950



A beautifully presented three-bedroom semi-detached house offering contemporary accommodation, located within a quiet cul-de-sac within the desirable suburb of vicars cross. Benefitting from both gas central heating, UPVC double-glazing, off-road parking and a landscaped rear garden. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

Pentland Close is an ideal purchase for anyone wanting to live within this desirable suburb. Beautifully presented throughout, the accommodation comprises of an entrance vestibule, having a glazed door opening to the open plan living and dining room, with French doors opening to the landscaped rear garden and an open throughway leading to a modern white shaker style fitted kitchen. The first-floor landing offers access to all three bedrooms and to a contemporary White three-piece bathroom suite. Externally the front of the property has a shrubbed and chipped borders with ample brick block off road parking. The attractive landscaped rear garden has timber side access and is enclosed by a series of timber fence panels.



## LOCATION

Situated in a popular location of Vicars Cross, this lovely home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Chester city centre is approximately 10 minutes travelling distance by car. Easy access is also enjoyed to the outer ring road and the links to the M53/M56 motorway networks. This property truly represents a wonderful opportunity to acquire a family home in a desirable area of Chester.

## DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268, Turn right onto Pepper Street/A5268, Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Turn right onto The Bars/A5268. Slight left onto Boughton/A51 and Continue to follow A51. Turn left onto Green Lane. Turn left onto Melrose Avenue. Turn right onto Sandringham Avenue. Turn left onto Cawdor Drive. Turn right onto Pentland Close and the property will be located on the right-hand side and identified by our For Sale Board.

## VESTIBULE

The property is entered through an opaque UPVC double glazed door, opening into a vestibule having timber laminate flooring and a glazed internal door opening to the main living accommodation.



## LIVING/DINING ROOM

24'7 x 15'0 max

Separated into two distinct parts the living room area has a window facing the front elevation and a radiator below, stairs rise to the first-floor accommodation, with a storage cupboard below. Featuring an ornamental Adam style fireplace situated on a marble hearth. The dining area has an anthracite tower radiator with an open through way leading to the kitchen, having UPVC double glazed French doors opening to the rear garden. Timber laminate flooring flows throughout the living/dining room and into the kitchen.



## KITCHEN

7'0 x 8'9

The Shaker style kitchen is installed with a range of attractive wood grain effect wall, base and draw units complimented by ornate handles and woodgrain effect work surfaces, housing a one and a half bowl sink unit with adjustable mixer tap and tiled splashback. The Integrated appliances include an oven hob and extractor hood, along with a bin. Space and plumbing for a washing machine and space for a tall fridge freezer. The window overlooks the rear garden.



## FIRST FLOOR LANDING

The first floor landing has access to the loft, a built in shelved storage cupboard and oak veneer doors open to all three bedrooms and to the shower room.





## SHOWER ROOM

5'8 x 5'5

A beautiful contemporary three-piece suite with a ceramic tiled floor, fully tiled walls, a chrome heated towel rail and an opaque window faces the rear elevation. Installed with an oversized shower enclosure having a protective screen and jewel head thermostatic shower. A dual flush low-level WC, a vanity unit housing a wash hand basin with mixer tap, and a UPVC panelled ceiling with recessed downlights.



## BEDROOM ONE

13'5 x 8'4

Having a window facing the front elevation and radiator below.



## BEDROOM TWO

10'7 x 8'4

Having a window facing the rear elevation with a radiator below.



## BEDROOM THREE

7'2 x 5'9

Having a window facing the front elevation and radiator below.



## EXTERNALLY

To the front of the property is brick block off-road parking for several vehicles with a shrubbed and chipped bark area and a canopy above the front door. There is a beautifully landscaped rear garden having timber side access and paved patio areas both to the front and rear, separated by a paved pathway. A lawned and chipped garden, a timber shed, external water supply and light all enclosed by timber fence panels.



## REAR ASPECT



## SERVICES TO PROPERTY

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

TENURE: FREEHOLD

COUNCIL TAX BANDING: C

## 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

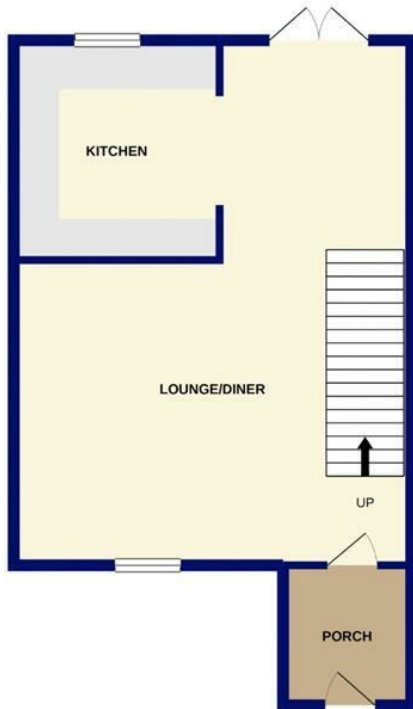
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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  
52.4 sq.m. (564 sq.ft.) approx.



1ST FLOOR  
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA: 100.6 sq.m. (1083 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			88
(81-91) B		72	
(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	