

Town & Country

Estate & Letting Agents

Shearwater Road, Farndon

Offers In Excess Of £435,000



Located in a sought-after historic village, this detached family home offers easy access to Wrexham, Chester, and scenic countryside walks. Featuring UPVC double glazing and gas central heating, the property includes an entrance hall, living room, study, and spacious kitchen/dining room with contemporary gloss white units and French doors leading to the rear garden. Upstairs, you'll find a family bathroom and four generous bedrooms, including a master with en-suite. Externally, there's a lawned front garden, driveway leading to a detached single garage, and a fully enclosed rear garden with timber fencing.

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

TEL: 01244 403900

DESCRIPTION

Forming part of this modern development in a highly desirable and historic village, this detached family home offers easy access to Wrexham, Chester, and beautiful countryside walks. Benefiting from UPVC double glazing and gas central heating, the property briefly comprises an entrance hall, a living room, a study, and a spacious kitchen/dining room fitted with a range of contemporary gloss white wall, base, and drawer units. French doors open from the kitchen to the rear garden. The first-floor landing provides access to a family bathroom and four generously sized bedrooms, the principal of which enjoys en-suite facilities. Externally, the front of the property features a predominantly lawned garden with a paved pathway running alongside a driveway that leads to the detached single garage. A timber side gate provides access to the enclosed rear garden, which is also laid to lawn and bordered by timber fence panels.



LOCATION

The village of Farndon lies approximately 9 miles south of Chester City centre and provides local amenities including a hair studio, beauty studio, pharmacy, newsagent, butcher, Lewis's Coffee Lounge and doctors surgery, the Hare Public House, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach, including Bishops Heber Malpas, Christleton High, Great Boughton and Abbey Gate College are located in nearby Saughton. The adjoining village of Holt offers a further range of shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is also available to all the motorway networks

DIRECTIONS

Start at 33 Lower Bridge Street, Chester, UK. Head north on Lower Bridge Street towards Grosvenor Street/A5268. After 0.1 miles, turn right onto Pepper Street/A5268 and continue to follow A5268 for 0.4 miles. Turn right onto Foregate Street/A5268 and continue to follow A5268 for 0.1 miles. Then, turn right onto The Bars/A5268, and after 0.6 miles, make a slight left onto Boughton/A51, continuing to follow A51 for 1.2 miles. Turn right onto Challinor Street/A51 and then right

again to stay on Challinor Street/A51. After 0.1 miles, turn right onto Christleton Road/A51. Continue on A51, passing through Chester City Centre, Huntington, and Farndon. At 1.3 miles, turn left onto Sandy Lane/B5130 and continue to follow B5130 for 2.8 miles. At the roundabout, take the 2nd exit to stay on B5130. Continue on B5130 for 5.8 miles and then turn right to stay on B5130 for another 2.2 miles. After 8.0 miles, continue onto Chester Road for 0.7 miles. Turn left onto Shearwater Road and, after 0.2 miles, turn right to stay on Shearwater Road. Your destination will be on the right at 36 Shearwater Road, Farndon, Chester, UK.

ENTRANCE HALL

13'3" x 6'

A composite double-glazed door opens into a recessed entrance area, leading to an inviting hallway with a radiator and stairs rising to the first-floor accommodation, with a storage cupboard beneath. Internal doors provide access to the living room, study, cloakroom WC, and kitchen/dining room.



CLOAKROOM W.C

7' x 3'1"

Fitted with a dual-flush, low-level WC, a pedestal wash hand basin with a tiled splashback, a chrome heated towel rail, and recessed ceiling downlights.

STUDY

10' x 6'6"

Featuring a window to the front elevation with a radiator positioned below.



KITCHEN/DINING ROOM

26'2" x 10'5"

The kitchen area is fitted with a range of attractive, contemporary gloss white wall, base, and drawer units, complemented by stainless steel handles and woodgrain-effect work surfaces. A stainless steel one-and-a-half bowl sink unit with a mixer tap is set into the worktop. Integrated appliances include a stainless steel double oven, a four-ring gas hob with an extractor hood above, a dishwasher, and a fridge/freezer. A housing cupboard accommodates the Ideal Logic gas boiler. The room features two radiators, a window facing the rear elevation, and UPVC double-glazed French doors that open to the rear garden.



LIVING ROOM

17'3" x 12'6"

Featuring a bay window facing the front elevation and two radiators.

FIRST FLOOR LANDING

Featuring a radiator, access to the loft, and a built-in cupboard housing the pressurized hot water cylinder.



BEDROOM THREE

12'4 x 8'9 (max)

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

BEDROOM FOUR

10'8 x 9'8 (max)

Featuring a window to the rear elevation, with a radiator positioned below.

PRINCIPAL BEDROOM

11'10 x 12'3 (max)

Fitted with a range of mirrored wardrobes with sliding doors, a radiator, a door leading to the en-suite shower room, and a window facing the front elevation.



ENSUITE SHOWER ROOM

6'3 x 4'7

Installed with a modern white suite comprising an oversized shower enclosure with a thermostatic shower, a dual-flush low-level WC, and a pedestal washbasin. The room features partially tiled walls, a chrome heated towel rail, an opaque window facing the front elevation, and recessed ceiling downlights.



BATHROOM

6'4 x 5'4

Another modern white suite, this time comprising a panel bath with a thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The room features partially tiled walls, a chrome heated towel rail, an opaque window facing the rear elevation, and recessed ceiling downlights.



BEDROOM TWO

13'5 x 9'8

Featuring a window to the front elevation with a radiator positioned below.



EXTERNALLY

Externally, to the front of the property, there is a predominantly lawned garden with a paved pathway

alongside, leading to the driveway that provides access to the detached single garage. The rear garden is predominantly laid to lawn, with a paved pathway and patio area. It also features an external light, water supply, timber side access, and side access to the garage. The garden is enclosed by timber fence panels.

GARAGE

The garage features a pitched roof and can be accessed either through an up-and-over garage door at the front or a double-glazed door at the side. It is equipped with power and lighting.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: F - Amount TBC

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.

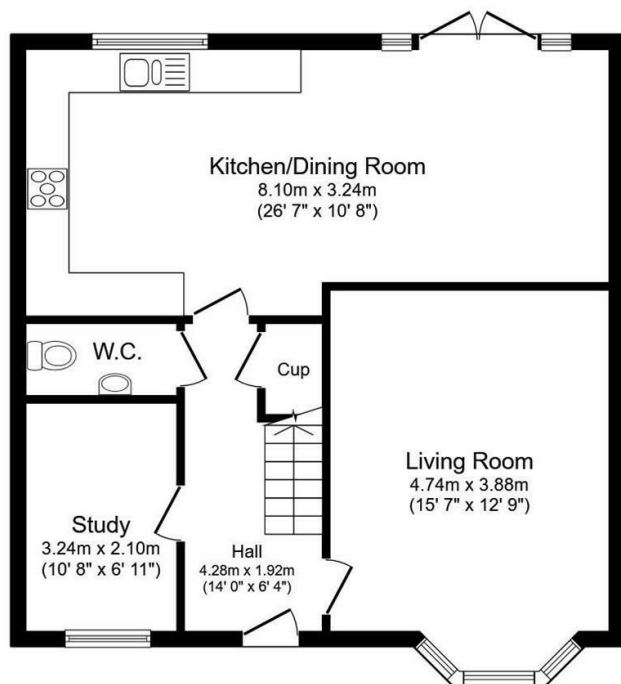
SUBMIT AN OFFER

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

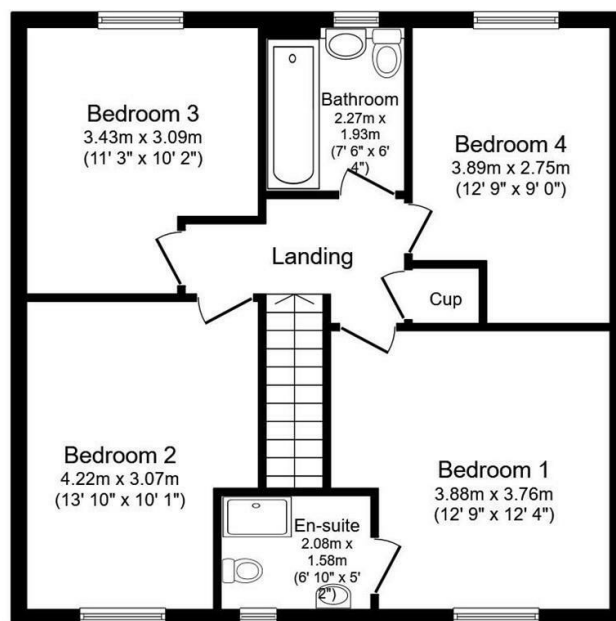
MORTGAGE SERVICES

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.



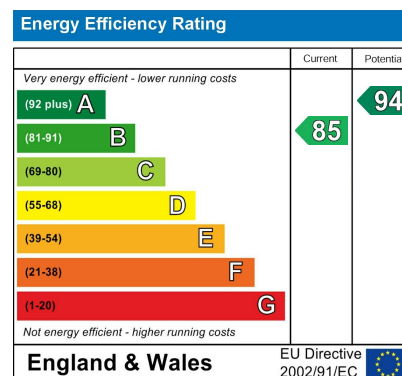
Ground Floor



First Floor

Total floor area 131.8 sq.m. (1,419 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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.