

Town & Country

Estate & Letting Agents

Chester Road, Sandycroft

Offers Over £220,000



This four-bedroom semi-detached home sits on a generous plot with UPVC triple glazing at the front, double glazing at the rear, and gas central heating. The ground floor includes an entrance hall, living room, open-plan kitchen/dining area, and a three-piece bathroom, while the first floor offers four bedrooms and a shower room. Externally, the front features gravel off-road parking and a golden gravel garden, with a removable container unit. Timber side access leads to a spacious rear garden with a lawn, decked patio, and brick outbuilding. While some updating is needed, the property offers ample space and potential for personalisation.

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DESCRIPTION

This four-bedroom semi-detached property sits on a generous-sized plot and benefits from UPVC triple glazing to the front elevation, UPVC double glazing to the rear, and gas central heating. The internal accommodation comprises an entrance hall, living room, open-plan kitchen/dining room, and a three-piece bathroom suite completing the ground floor. The first-floor landing provides access to four bedrooms and a shower room. Externally, to the front of the property, timber access leads to gravel off-road parking and a golden gravel front garden, which currently houses a container unit (removable at the vendor's request). Timber side access leads to a generously sized rear garden, predominantly laid to lawn, with a decked patio area and a brick outbuilding. While the property requires some attention, it offers good-sized accommodation and potential for a buyer to personalize it to their own taste and style.



LOCATION

Sandycroft is a well-connected village in Deeside, Flintshire, offering a blend of residential convenience and local amenities. With excellent transport links to Chester, North Wales, and the wider motorway network, it's ideal for commuters. The area features schools, shops, and green spaces, making it a great choice for families and professionals alike.



DIRECTIONS

From our Chester Branch, head south on Lower Bridge Street towards St Olave Street. Then, turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road (A483) and continue for 0.7 miles. At the next roundabout, take the 3rd exit onto Hough Green (A5104) and follow A5104 through Saltney for 2.8 miles. Turn right onto Saltney Ferry Road (B5129) and continue along B5129 for 5.4 miles. At the roundabout, take the 3rd exit onto Chester Road East (B5129). After 6.5 miles, turn right onto Hamilton Avenue and the property will be on the left hand side.

ENTRANCE HALL

11'2 x 6'1

Accessed via a UPVC double-glazed front door, which opens into a spacious entrance hall with a radiator. Stairs with spindle balustrades rise to the first-floor accommodation, with a window facing the side elevation. A glazed door opens to the kitchen/dining room, and further doors provide access to the bathroom and living room.



LIVING ROOM

11'1 x 9'0

Featuring a window facing the front elevation, a radiator, and an open walkway leading to the kitchen/dining room.



KITCHEN/DINING ROOM

With woodgrain-effect timber laminate flooring, windows to the front and rear elevations, and a wall-mounted electric heater. The room is fitted with a range of blue wall, base, and drawer units, complemented by an island unit incorporating a breakfast bar. The work surfaces house a resin single-drainer sink unit with an adjustable mixer tap. There is a range cooker with an extractor hood above, along with a drinks/wine cooler. A UPVC double-glazed door opens to the rear garden.



GROUND FLOOR BATHROOM

This bathroom features a white three piece suite comprising a full-size bathtub with a stylish marble-effect panel, a traditional mixer tap with a handheld shower attachment, a pedestal wash hand basin, and a low level WC. The floor boasts a contemporary geometric pattern in wood tones, and the walls are tiled with a decorative border. With a clean and well-maintained finish and a UPVC double glazed opaque window.

FIRST FLOOR LANDING

Providing access to all four bedrooms, the shower room, and the loft space.



BEDROOM ONE

12'1 x 11'7

Window to the front elevation with a radiator below.



BEDROOM TWO

11'7 x 10'4

Featuring a built-in cupboard housing the Worcester gas combination boiler, with a window facing the rear elevation and a radiator below.



BEDROOM THREE

11'0 x 8'8

With a window facing the front elevation, a radiator below, and a shelf alcove.



BEDROOM FOUR

11'0 x 6'4

With a window facing the rear elevation and a radiator below.

SHOWER ROOM

7'7 x 4'6

Fitted with an oversized shower tray with an electric shower above, a dual-flush low-level WC, and a pedestal wash hand basin. Additional features include partially tiled walls, a chrome radiator, and an opaque window to the side elevation.



EXTERNALLY

To the front of the property is ample gravel off-road parking, accessed through a wooden gate, with a golden gravel front garden and timber side access opening to the rear garden which is predominantly laid to lawn with a decked patio area, an external water supply, and a pitched brick outbuilding measuring 6' x 5'. (Rear Garden Measurements: 48' x 38')

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band C: £1,833.00

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.

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.

