

# Town & Country

Estate & Letting Agents

Wrekin Way, Saltney

£100,000



Nestled in the picturesque Wrekin Way, Chester, this delightful semi-detached house presents an excellent opportunity. With one well-proportioned bedroom, this property is a perfect opportunity for first time buyers or investors.

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## DESCRIPTION

This charming property offers a range of desirable features, both inside and out. Externally, you'll find beautifully maintained golden gravel and lawn gardens to the front and side, with an outdoor light positioned near the front door. At the rear, there is the added benefit of an allocated parking space for your convenience.



## LOCATION

Situated just a few minutes travelling distance from the high street of Saltney with its wide range of amenities including a Morrisons supermarket, petrol station, Farm Foods, a wide range of independent shopping facilities and an ASDA supermarket. Within walking distance are primary and high schools and a regular bus service to the city centre. The property lies approximately 15 minutes from Chester city centre and is convenient for the A55 North Wales expressway via Broughton Retail Park with its Tesco Extra supermarket, Adsa home living, Marks & Spencer food hall and wide range of other shopping facilities, a multi complex cinema and restaurants.

## ENTRANCE PORCH

The property is entered through a timber panel front door with a single glazed window to the side elevation and a built in storage cupboard. A panel internal door opens to the main living accommodation.



## LIVING ROOM

12'7 x 14'1

This spacious L-shaped room benefits from a double aspect, with windows facing the front and side elevations. It includes an electric wall heater and offers an open thoroughway to the kitchen. A spiral staircase leads to the first-floor accommodation.



## BEDROOM

13'0 x 7'9

This bright, double-aspect room features windows to the front and side elevations, as well as a wall-mounted electric heater. It offers access to the loft space, an airing cupboard, and a built-in double wardrobe for ample storage.



## KITCHEN

6'0 x 5'7

The kitchen is fitted with white wood-grain effect wall and base units, featuring stainless steel handles and work surfaces. A stainless steel single drainer sink unit with tiled splashback completes the design. It is also equipped with a freestanding cooker, fridge/freezer, and washing machine. A window overlooks the front elevation.



## BATHROOM

7'0 x 5'2

The bathroom is fitted with a three-piece white suite, including a panel bath with an electric shower above, a dual-flush low-level WC, and a pedestal washbasin. The walls are partially tiled, and recessed downlights are set into the ceiling. An opaque window faces the front elevation for added privacy.

## FIRST FLOOR

The first floor is accessed via a sliding door that opens into the bedroom, with an additional door leading to the bathroom.



## EXTERNALLY

At the front and side of the property, you'll find beautifully maintained golden gravel and lawn gardens, complemented by an outdoor light near the front door. To the rear of the property, there is an allocated parking space for convenience.

## SERVICES TO PROPERTY

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

Tenure: TBC

Council Tax: A £1595

## 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.

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