

Town&Country

Estate & Letting Agents

Ashbery Road, Backford

£550,000



**** VIRTUAL TOUR AVAILABLE ****

The accommodation is bright and generously proportioned throughout, featuring a striking double-height reception hall, spacious living/dining room, and a contemporary shaker-style kitchen complete with high-spec integrated appliances. The first-floor landing, bathed in natural light, provides access to a stylish family bathroom and two impressive double bedrooms, the principal benefiting from a private ensuite.

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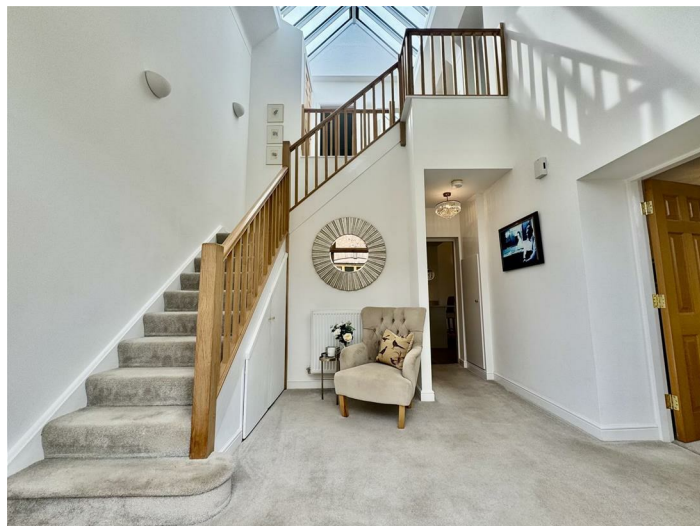
DESCRIPTION

This stunning, beautifully appointed home sitting within an exclusive development, offering easy access to Chester city Centre, Cheshire Oaks and local motorway networks as well as a host of day-to-day amenities and facilities needs really to be viewed to be fully appreciated. Offering Light and generous accommodation throughout the property itself comprises a stunning double height reception hall with cloakroom WC off a generous sized living and dining space with a large open throughway to an attractive and well appointed shaker style kitchen hosting a range of integrated appliances. The first floor landing is flooded with light from Apex skylight above and offers access to a four piece contemporary bathroom suite and to two double bedrooms each measuring 19'2" by 12'2" the principle of which enjoying ensuite facilities. Externally in addition to the two allocated spaces the property enjoys there is also access to a gated brick block courtyard where the property has its own single garage. To the front of the property is a low maintenance artificial lawn with box hedging and railings to the front boundary and timber gated side access leads to a private side garden Which is predominantly laid out lawn with both paved and golden gravel seating area areas.



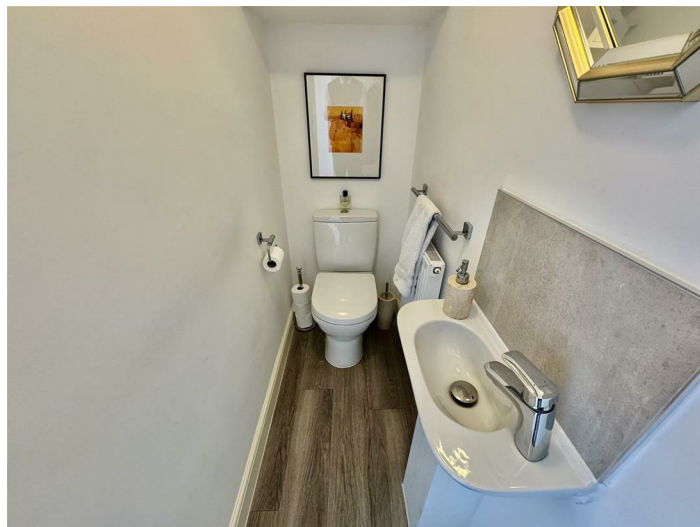
LOCATION

Situated in the picturesque landscapes just outside the historic city of Chester, lies the charming village of Backford. Offering a perfect blend of tranquility and convenience, Backford presents an idyllic setting for those seeking a harmonious balance between rural serenity and urban accessibility. Located mere moments away from Chester's bustling city center, residents of Backford enjoy the luxury of a peaceful retreat while still benefiting from easy access to an array of amenities. Whether it's shopping at the renowned boutiques, dining at exquisite restaurants, or exploring the rich cultural heritage of Chester, everything you desire is within effortless reach. Backford itself exudes a timeless charm, with its quaint streets adorned with characterful homes and verdant greenery. The area is renowned for its sense of community, where neighbours become friends and local gatherings foster a warm and welcoming atmosphere. For those with a love for the outdoors, Backford boasts an abundance of scenic beauty waiting to be explored. From leisurely strolls along the winding country lanes to invigorating hikes through lush woodland, there's no shortage of opportunities to connect with nature right on your doorstep.



RECEPTION HALL

A spectacular, double-height reception hall welcomes you into the home through an impressive arched glazed doorway with an integrated front door. This inviting space features a radiator, an oak staircase with matching balustrade rising to the first floor, and light oak internal doors giving access to the cloakroom/WC, kitchen, and the spacious living room via glazed double doors.



CLOAKROOM WC

5'9 x 2'4

Fitted with a modern white suite comprising a dual-flush low-level WC and a wash hand basin with radiator and extractor fan.



KITCHEN

13'2 x 11'9

A beautifully designed modern kitchen boasting a range of shaker-style wall, base, and drawer units with stylish stainless steel handles and quartz-effect work surfaces. Integrated within the counter is a breakfast bar and a stainless steel 1.5 bowl sink unit with mixer tap.

Appliances include a stainless steel oven with microwave above, an induction hob with stainless steel and glass extractor fan, integrated fridge/freezer, dishwasher, and washing machine. Wood-effect laminate flooring and recessed ceiling spotlights complete the space



LIVING & DINING ROOM

25'0 x 19'1

A stunning, versatile reception space combining both living and dining areas. Features include four radiators, provisions for a wall-mounted TV, and three double-glazed windows—two to the side elevation and one to the front—flooding the space with natural light.





FIRST FLOOR LANDING

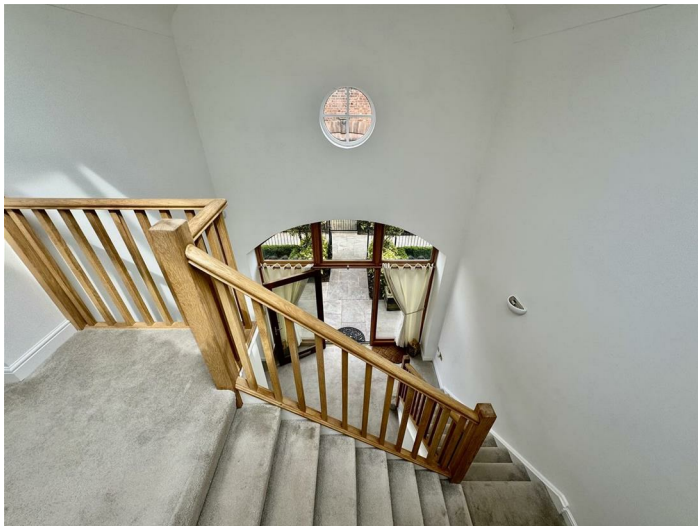
The first-floor landing continues the oak balustrade from below and is bathed in natural light from an apex double-glazed skylight, complemented by a circular high-level window to the front elevation. Light oak doors lead to a built-in cupboard (housing the pressurised hot water cylinder), the family bathroom, and two generous double bedrooms, one of which enjoys ensuite facilities.



BATHROOM

7'7 x 5'9

This contemporary four-piece suite includes a panelled bath with mixer tap and integrated shower extension, a separate shower enclosure with dual-head thermostatic shower, dual-flush WC, and a vanity unit with wash hand basin and illuminated mirrored cabinet. The walls are fully tiled, and the flooring is finished with grey wood-effect laminate. Ceiling recessed spotlights and an extractor fan add the final touches.



PRINCIPAL BEDROOM

19'2 x 12'2

A spacious and elegant double bedroom featuring exposed beams, recessed ceiling spotlights, a remote-controlled skylight, radiator, and a light oak door leading to the ensuite shower room.



BEDROOM TWO

19'0 x 12'2

A second spacious double bedroom with charming exposed beams, a circular feature window to the front elevation, a radiator below, and a remote-controlled skylight providing natural light.



ENSUITE SHOWER ROOM

7'5 x 6'2

Another beautifully presented suite with a double-size shower enclosure, thermostatic shower, dual-flush WC, vanity unit with mixer tap, and an illuminated mirrored cabinet. Chrome heated towel rail, fully tiled walls, grey wood-effect laminate flooring, ceiling spotlights, and extractor fan complete this luxurious space.





EXTERNALLY

Externally, the property enjoys two allocated parking spaces and access to a secure gated courtyard where the private garage is located. The front garden is landscaped for low maintenance, while the enclosed side and rear gardens offer peaceful, private outdoor living with both paved and gravel seating areas.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band E

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.

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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