

# Town & Country

Estate & Letting Agents

Overleigh Road, Handbridge

£310,000



This three bedroomed, mid-terraced property is situated in the desirable Handbridge area of Chester, offering a blend of period features and modern comforts. It is conveniently located near local amenities and just a short walk across the River Dee into the City Centre. Offering a well-equipped kitchen, light and spacious living/dining room, garage, off-road parking and a rear garden.

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

TEL: 01244 403900

## DESCRIPTION

This appealing terraced home features a paved pathway and a beautifully landscaped front garden. To the rear, a low-maintenance paved garden provides convenient off-road parking. Inside, the bright and airy living/dining room is filled with natural light from dual-aspect windows. The modern kitchen features stylish wood-effect units and direct access to the low maintenance rear garden.

## LOCATION

Located in the heart of the highly desirable Chester suburb of Handbridge, with a picturesque outlook over the church of Saint Mary's, and just a short walk from the city centre, with all amenities close at hand. Local schooling is available for nursery, primary and secondary education with the property being within walking distance of Overleigh Primary, Queens Park High and Catholic High School. Pleasant walks can be enjoyed along the banks of the River Dee and Meadows which lie close by. Easy access is enjoyed to Chester Business Park and the A55 southerly bypass.



## DIRECTIONS

From our Chester branch Head south on Lower Bridge Street, towards St Olave Street, continue onto Handbridge/Old Dee Bridge Continue to follow Handbridge, Continue onto Overleigh Road, turn right onto Brown's Lane turn left and the property will be located via our For Sale Sign.

## ENTRANCE HALL

The property is accessed via a timber-panel, double-glazed front door that opens into the entrance hall. This space includes a radiator, stairs leading to the first-floor accommodation, and a storage cupboard beneath. Doors lead to the living room, kitchen, and cloakroom/WC.



## CLAOKROOM WC

3'10 x 2'10

Fitted with a low-level WC and a corner washbasin, the cloakroom features partially tiled walls and a secondary-glazed window facing the front elevation, providing natural light.



## LIVING/DINING ROOM

25'4 x 11'9

This spacious, double-aspect room offers secondary-glazed windows on both the front and rear elevations, allowing for plenty of natural light. The room also features radiators below the windows and a charming fire surround, making it a comfortable space for both living and dining.



## KITCHEN

9'8 x 8'3

The kitchen is equipped with light wood grain effect wall and base units with stainless steel handles, work surfaces and a stainless steel single drainer sink unit with a mixer tap and tile splash back. There is space and plumbing for a washing machine, as well as space for a cooker with an extractor hood above. Additional features include a ceramic tiled floor, a radiator, a secondary-glazed window to the rear elevation, and a timber-panel, double-glazed door that opens into the rear garden.

## FIRST FLOOR LANDING

The landing provides access to the loft and opens to all three bedrooms and the bathroom.



## BATHROOM

8'0 x 6'9

The bathroom is fitted with built-in shelving and includes a panel bath with an electric shower and protective screen, a low-level WC, and a pedestal wash hand basin. Partially tiled walls, a radiator, and a secondary-glazed window to the front elevation enhance the space.



## BEDROOM ONE

12 x 10'6

With a secondary-glazed window facing the rear elevation and a radiator below, this room also benefits from a fitted wardrobe.



## BEDROOM TWO

11'10 x 9'10

With a secondary-glazed window facing the rear elevation and a radiator below, this room also benefits from a fitted wardrobe.



## BEDROOM THREE

9'7 x 8'0

This bedroom features a fitted cupboard housing the Worcester gas combination boiler, as well as a secondary-glazed window to the rear elevation with a radiator below.



## EXTERNALLY

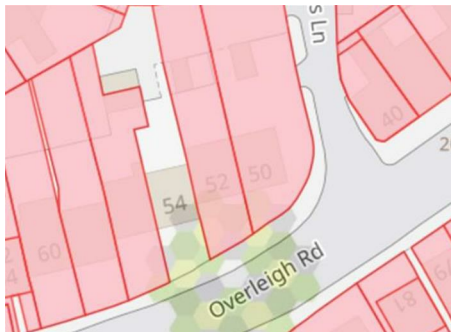
The property features a welcoming front entrance with iron gates that open onto a paved pathway leading to the front door. This is complemented by a paved gravel garden with shrubs, adding to the charm and curb appeal.

The rear garden is predominantly paved, with neatly landscaped raised beds. It also includes an external water supply and timber access leading to off-road parking, offering convenience and practicality.



## GARAGE

Single garage positioned to the rear of the property with an up and over door.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £2126

## 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.

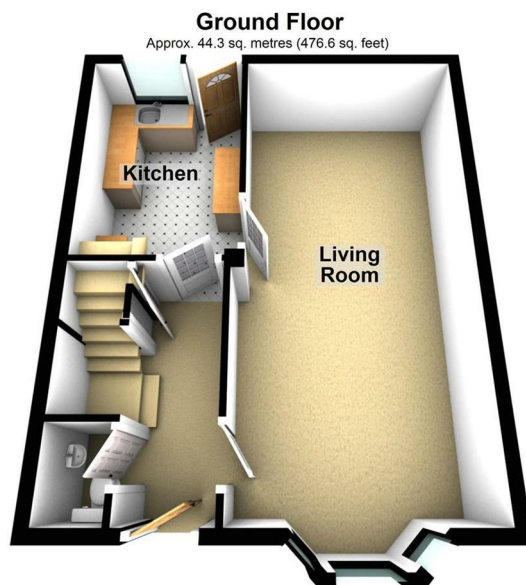
## SUBMIT AN OFFER

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

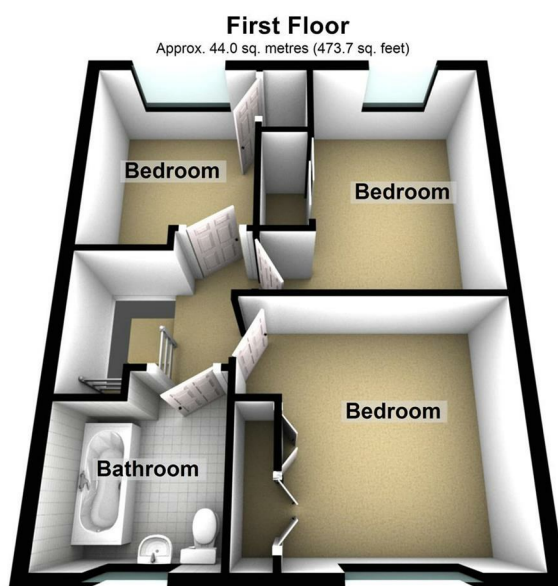
## MORTGAGE SERVICES

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.



Total area: approx. 88.3 sq. metres (950.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.