

Town & Country

Estate & Letting Agents

Woodlands Avenue, Chester

£375,000



This beautifully presented semi-detached house offers a delightful blend of modern living and classic features, boasting three good sized bedrooms, a stylish kitchen and a contemporary bathroom. Having the benefit of gas central heating and double glazing, mature gardens and off-road parking. Ideally situated for easy access to the city centre as well as the Greyhound retail park and local motorway networks. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This home is ideal for those seeking a comfortable and elegant living space in a desirable location, it presents an excellent opportunity for families or professionals alike. Enjoying the benefits of both gas central heating and UPVC double glazing. An inviting entrance hall welcomes you into the property, having a cloakroom WC off, a living room with a bay window and a featured cast iron fireplace adds a touch of character and warmth. The sitting room has French doors opening to the rear garden perfect for both relaxation and entertaining. There is a beautifully appointed kitchen/dining room. The first-floor landing offers access to three good size bedrooms and a bathroom which is installed with an attractive contemporary three-piece suite. Externally to the front of the property is a predominantly lawned and shrubbed garden along with a white gravel seating area and paved off-road parking. Side access to the rear garden can be gained through its timber gate and leads to the rear garden laid to lawn with scrubbed borders and planters and an artificial lawn and white gravel seating areas along with two timber sheds

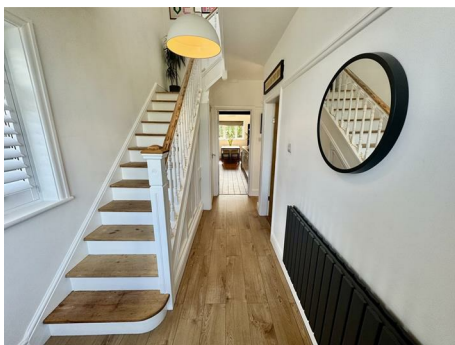


LOCATION

The property is ideally located for easy access to the city centre, Chester & Bache rail way station, Greyhound retail park, local motorway networks and wealth of day-to-day facilities and amenities. There is primary and secondary schooling available within the area and the Countess of Chester Hospital is nearby.

DIRECTIONS

Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268. Continue to follow A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116, Continue straight onto Parkgate Road/A540, Turn right onto Woodlands Avenue and the property will be located on the right hand side.



ENTRANCE HALL

An arched door frame with UPVC double glazed door opens to an inviting entrance hall with wood grain affect laminate flooring, an anthracite column style radiator. A window faces the side elevation with plantation shutters. Stairs off rise to the first floor accommodation, having exposed boards, banister and spindle balustrades, with a cloakroom WC below. Light oak veneer doors open to the living room, sitting room and kitchen/dining room.



CLOAK ROOM W.C

The cloakroom WC is installed with a hidden cistern low-level WC along with a matching vanity unit housing a wash hand basin with mixer tap and miniature tiled splashback. The floor is tiled and set within the ceiling a recessed deck lights.



LIVING ROOM

14'1" x 12'8"

Having a continuation of the woodgrain laminate flooring from the entrance floor to a living room, with a bay window facing the front elevation with plantation shutters, a picture rail, a anthracite column radiator, a cove ceiling with central ceiling rose and featuring a black quarry tiled hearth with a cast iron fireplace.



SITTING ROOM

11'6" x 10'5"

Having a continuation of the wood grain effect laminate flooring from the entrance hall to the sitting room with a black quarry tiled hearth along with an ornate Adam's style surround, the ceiling has a central rose and anthracite tower column style radiator and UPVC double glazed French doors open to the rear gardens, artificial lawn seating area.



KITCHEN & DINING ROOM

21'2" x 10'1"

With quarry tile flooring throughout, the kitchen area is installed with a range of contemporary gloss fronted wall base and draw units complimented by stainless steel handles and wood grain affect work services, having a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include an oven, microwave oven and a five ring gas hob with extractor hood above. The dining area has a window facing the rear garden with two tower style and anthracite column radiators and a UPVC opaque double glazed door which opens to the rear garden.





FIRST FLOOR LANDING

With an opaque window facing the side elevation, a continuation of the banister and spindle balustrades from the entrance hall to a landing with a wood grain laminate flooring, a loft hatch concealing a retractable folding timber ladder and doors off open to all three good size bedrooms and bathroom suite.



BEDROOM ONE

13'8 x 11'3

Having a bay window facing the front elevation with plantation shutters, a picture rail, and anthracite tower style column radiator and wood grain effect laminate flooring.



BEDROOM TWO

11'8 x 10'6

The window facing the rear elevation, radiator below, woodgrain effect laminate flooring and a picture rail.



BEDROOM THREE

10'3 x 7'10

Having two windows facing the side elevation, a cupboard housing the central heating boiler, a radiator and woodgrain effect laminate flooring.



BATHROOM

7'4 x 7'4

A beautiful contemporary bathroom suite comprising of an L shaped panelled bath with central mixer tap along with a dual head thermostatic shower with protective screen. A vanity unit housing a dual flush low level WC as well as a wash hand basin with mixer tap, the walls are partially tiled with a chrome heated towel rail and picture rail, a window faces the front elevation with plantation shutter and set within the ceiling and recessed downlights.

EXTERNALLY

To the front of the property is paved off-road parking alongside a lawned and shrubbed front garden with a white gravel seating area and timber side access leading to the rear garden. To the side of the property is a timber built storage shed along with an outside water supply and continues to the rear garden. The south-easterly facing rear garden has a central lawned area with well stocked, shrubbed borders and raised planters, there is a white gravel seating area, along with a timber shed and outside lighting. There is an artificial lawn seating area directly off the sitting room.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band C

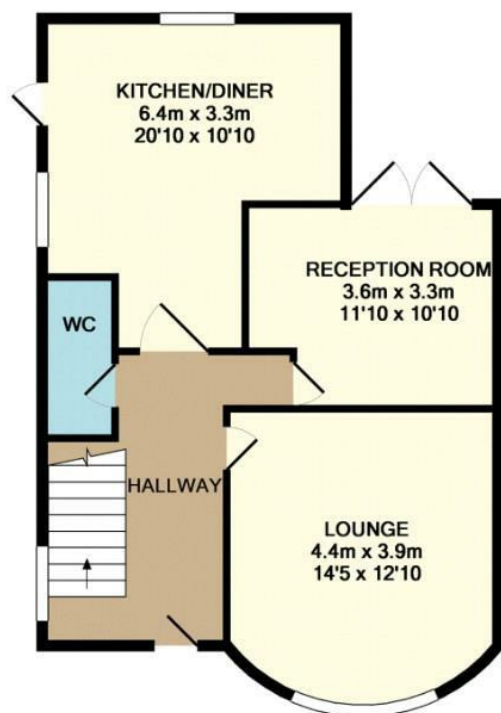
ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

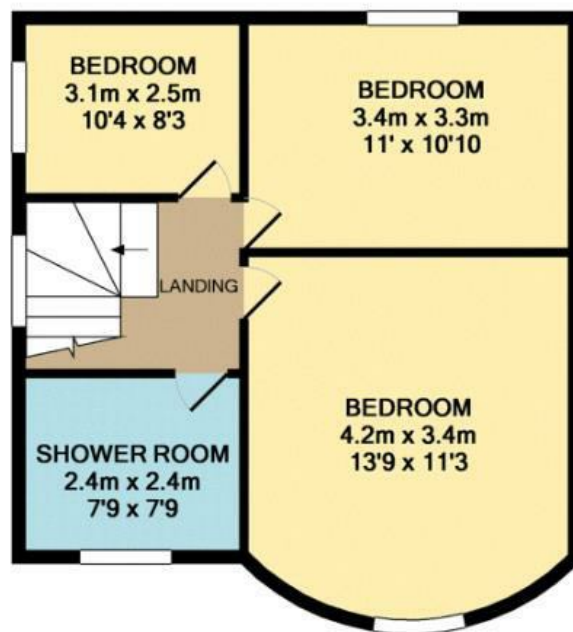
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 45.0 SQ.M.
(484 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.3 SQ.M.
(380 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.3 SQ.M. (864 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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