

# Town & Country

Estate & Letting Agents

Beachin Lane, Coddington

£350,000



Set on a large plot in, this three-bedroom semi-detached property offers great renovation potential. With countryside views, the property features an entrance hall, living room, L-shaped kitchen, ground-floor bathroom, and three spacious bedrooms upstairs. The garden is mostly lawned with three outbuildings, offering further potential (subject to planning). No onward chain.

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## DESCRIPTION

Nestled within this beautiful, rural, idyllic village and sitting on a generously sized plot measuring approximately 120'x 90', this three-bedroom, semi-detached cottage in need of modernisation offers potential purchasers an excellent opportunity to restore this character property. With rural views both front and rear, the property comprises an entrance hall, living room, an L-shaped kitchen with a pantry, along with a ground-floor bathroom. Off the first-floor landing are three generous-sized bedrooms. Externally, the land is predominantly laid to lawn and enclosed by hedging with three varying-sized outbuildings with potential for other uses (subject to the relevant planning consents). This property is available with the benefit of no onward chain.



## LOCATION

Coddington is a delightful rural village located just a short drive from the historic city of Chester, offering the perfect balance between peaceful countryside living and easy access to urban amenities. Surrounded by beautiful landscapes and close to local attractions like the Bickerton Hills and the Sandstone Trail, Coddington is ideal for those who enjoy nature and outdoor pursuits. The village offers a warm, close-knit community, with charming local pubs and excellent nearby schools. With great transport links to Chester and beyond, Coddington is an ideal location for families and professionals seeking a serene yet well-connected place to live.



## DIRECTIONS

Heading out of Chester on the A41 via Whitchurch Road, stay on Whitchurch road for approximately 5.3 miles and turn right onto Whitchurch Road and then turn right onto Aldersey Lane. Continue to follow Aldersey Lane, turn right onto Beachin Lane and continue to follow until you arrive at the property.

## ENTRANCE HALL

The property is entered through a double glazed timber panel door which opens to the entrance hall, with a high-level meter cupboard also containing the consumer unit. There is an additional door opening to the living room.



## LIVING ROOM

14'2 x 12'0

With a double glazed window facing the front elevation featuring an open fireplace with Adam Style surround.



## KITCHEN/DINER

14'2 x 15'7

An L shaped room with fitted kitchen base units along

with work surfaces containing a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is also space for a cooker and space and plumbing for a washing machine. A door off opens to a shelf pantry with a single glazed window to the rear elevation, an internal door opens to an inner hall and a timber panel door off opens to the rear garden.



## INNER HALL

With a single glazed window facing the side elevation, stairs off rising to the first floor accommodation and a door opening to the ground floor bathroom.



## BATHROOM

8'3 x 5'0

Installed with a three-piece suite comprising a panel bath, a low level WC, a pedestal wash hand basin with partially tiled walls and an opaque double glazed window to the side elevation.

## FIRST FLOOR LANDING

With a timber bannister and balustrades, doors off opening to all three bedrooms and a double glazed window facing the side elevation.





## BEDROOM ONE

12'5 x 11'4

With a double glazed window facing the front elevation, a semi-vaulted ceiling and an airing cupboard.



## BEDROOM TWO

13'5 x 9'6

Also with a semi vaulted ceiling and two double glazed windows facing the rear elevation.



## BEDROOM THREE

7'6 x 12'5

The third bedroom has a double glazed window to the side elevation.



## OUTBUILDING ONE

11'7 x 15'7

With a single glazed window, a light and stable style access door



## OUTBUILDING TWO

12'0 x 5'6

With a timber panel entrance door, power and light and a window



## OUTBUILDING THREE

8'6 x 4'7

With a light



## ADDENDUM

Further development on the land of another dwelling is not permitted and any extension to the existing dwelling must be approved by the seller.

## ARRANGE A VIEWING

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

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

## SERVICES TO PROPERTY

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

Tenure: Freehold with vacant possession.

Council Tax: Band - C

## 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 and Country Estate Agents Chester 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.

