

# Town & Country

Estate & Letting Agents

Eaton Mews, Handbridge

No Onward Chain £300,000



Nestled within Handbridge, this modern three-bedroom mews offers a delightful blend of comfort and convenience. Featuring UPVC double glazing and gas central heating throughout, having the advantage of a downstairs cloaks, good sized living/dining room, a conservatory, gardens and a garage. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Eaton Mews is known for its popularity, making it an ideal choice for those looking to settle in a vibrant community with easy access to Chester City centre. Situated within a cul-de-sac of similar properties and offered for sale with the benefit of no onward chain. Featuring UPVC double glazing and gas central heating throughout, the accommodation comprises of an entrance hall, a spacious living/dining room, a well-appointed kitchen with light wood grain-effect units and integrated appliances, and a rear hallway with a walk-in storage cupboard and cloakroom WC, leading to a generous-sized conservatory. On the first floor, a landing provides access to a four-piece bathroom suite and all three bedrooms. Externally, the front garden is lawned and attractively planted, while the rear garden is low maintenance with paving, gravel, and raised beds, plus gated rear access. A series of garages is located to the side of the property, with one allocated to this home, offering secure parking and additional storage options, which is a valuable asset in this sought-after location.



## LOCATION

Located within the extremely sought after district of Handbridge, which lies within a pleasant walk of the city centre over the Old Dee Bridge. Handbridge can be described as an urban village with many day-to-day amenities including quality independent butchers, fruit & veg store and delicatessen as well as several public houses and restaurants, with a further array of amenities in Chester city centre. Pleasant walks can be enjoyed along the banks of the River Dee and the Chester Meadows which lie close by and the property is convenient for travelling to the Chester Business Park and A55 Chester 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, turn left onto Eaton Road, turn right onto Eaton Mews. The property will be located by our For Sale Board.

## ENTRANCE HALL

The property is entered through a composite opaque double-glazed front door, opening onto wood grain-effect laminate flooring and an entrance hall with a radiator. A door leads into the living/dining room, and stairs rise to the first-floor accommodation.



## LIVING ROOM/DINING ROOM

21'9 x 11'5

A continuation of the wood grain-effect laminate flooring from the entrance hall extends into this spacious room, featuring a bow window to the front elevation, a radiator, and a living flame gas fire with a marble hearth and an Adam-style fire surround. Doors provide access to a deep under-stairs storage cupboard and the rear hallway.



## DINING AREA

## REAR HALLWAY

10'0 x 2'4

With wood grain-effect laminate flooring, the hallway includes a built-in shelved storage cupboard with power. A concertina door leads to the kitchen, another door opens to the cloakroom WC, and a UPVC opaque double-glazed door opens to the conservatory.

## CLOAKROOM WC

5'6 x 2'4

Fitted with a low-level WC and a pedestal wash hand basin with tiled splashback and medicine cabinet above. An opaque double-glazed window overlooks the conservatory.



## KITCHEN

8'6 x 8'8

The kitchen is fitted with a range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces. It includes a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. There are also opaque display cabinets. Integrated appliances include a stainless steel oven, electric hob, stainless steel extractor hood, washing machine, and fridge. A serving hatch opens to the dining area of the living/dining room, and a UPVC double-glazed window overlooks the conservatory.



## CONSERVATORY

11'8 x 10'9

Featuring a ceramic tiled floor and constructed with a UPVC double-glazed frame, the conservatory includes integrated French doors opening to the rear garden and an air conditioning unit.

## FIRST FLOOR LANDING

With doors leading to the bathroom, airing cupboard, and all three bedrooms.



## BATHROOM

7'7 x 5'4

Fitted with a four-piece white suite comprising a panelled bath with electric shower over, low-level WC, bidet, and pedestal wash hand basin. The walls are fully tiled, with a radiator and an opaque window to the rear elevation.



## BEDROOM ONE

14'2 x 8'8

Includes a built-in double wardrobe with overhead luggage cupboard, a radiator, and a window to the rear elevation offering views over playing fields.



## BEDROOM TWO

13'4 x 7'9

With a window to the front elevation, a radiator beneath, and a built-in double wardrobe with overhead storage.



## BEDROOM THREE

9'0 x 6'6

A window faces the front elevation with a radiator positioned below.



## EXTERNALLY

To the front of the property, there is a lawn and a well-stocked shrub garden, along with a paved pathway leading to the front door. To the left-hand side of the townhouses is a small cul-de-sac of garages, one of which belongs to the property. The rear garden enjoys a sunny orientation and is designed for low maintenance, being predominantly paved and gravelled, with raised brick flowerbeds and timber-gated rear pedestrian access.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D £2,392.00

## ARRANGE A VIEWING

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

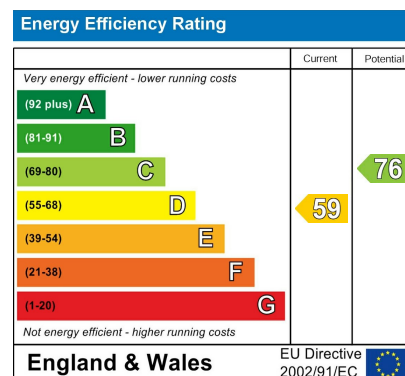
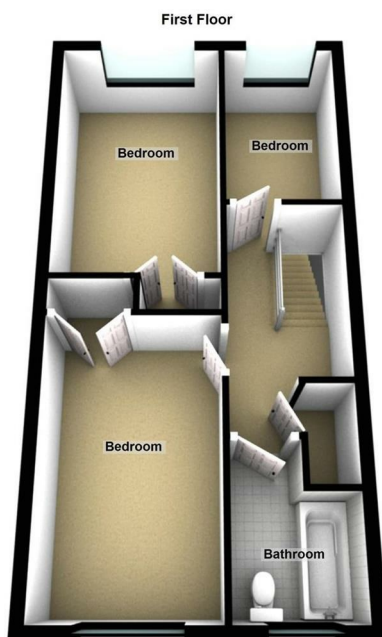
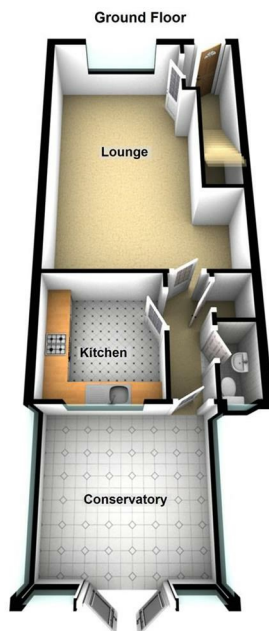
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.



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.