

Town & Country

Estate & Letting Agents

Edinburgh Way, Handbridge

Offers In Excess Of £600,000



A beautifully presented three-bedroom detached home set in a quiet, highly desirable residential location. Boasting two generous reception rooms, spacious living and dining areas, and charming mature gardens

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DESCRIPTION

This well-maintained three-bedroom detached home is set in a desirable residential area and offers spacious, flexible living throughout. Featuring a bright entrance hall, two generous reception rooms, a fitted kitchen, utility/shower room with additional WC, and a modern upstairs shower room, all three bedrooms are doubles, with built-in storage to bedrooms two and three. Externally, there is ample off-road parking via a gravel and paved driveway, a single garage with power, and well-kept lawned gardens to the front and rear. Additional benefits include gas central heating, double glazing, and charming stained glass details.



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

Head south on Lower Bridge St towards St Olave Street. Continue onto Handbridge/Old Dee Bridge. Continue to follow Handbridge. Turn left onto Queen's Park Road. Turn right onto Edinburgh Way. Destination will be on the left



ENTRANCE HALL

16'1 x 5'6

The property is entered via a timber panelled front door, flanked by leaded stained glass windows. This opens

into an inviting entrance hall with parquet flooring, a radiator, and a staircase rising to the first-floor accommodation. A useful storage cupboard sits beneath the stairs. Doors from the hallway lead to the cloakroom/WC, kitchen, dining room, and living room.



CLOAKROOM WC

Fitted with a white dual-flush, low-level WC and a vanity unit housing a wash hand basin with tiled splashback. There are opaque windows to the side and front elevations.



LIVING ROOM

20'4 x 12'1

This spacious room features a UPVC double glazed bay window to the front elevation and an additional UPVC double glazed window to the side. It also benefits from two radiators and a coal-effect gas fire.



DINING ROOM

11'8 x 10'0

With a serving hatch to the kitchen, a radiator, and a UPVC double glazed window to the rear elevation. A double glazed patio door provides access to the side garden.



KITCHEN

11'6 x 8'5

Fitted with a range of wall, base, and drawer units with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven and hob. There is a radiator, a UPVC double glazed window to the rear elevation, and an open archway leading through to the rear hall.

REAR HALL

With a glazed panel back door providing external access. Double louvre doors open into the laundry/shower room.

LAUNDRY/ SHOWER ROOM

8'3 x 5'8

This space includes plumbing and space for a washing machine, a wall-mounted gas boiler, a wash hand basin, and a separate shower enclosure with electric shower and extractor fan. A door leads to the garage, and an opaque double glazed window overlooks the rear. There is also a separate WC with a low-level toilet, extractor fan, and an opaque double glazed window to the side elevation.

FIRST FLOOR LANDING

A large stained and leaded glass window to the side elevation allows natural light into the landing. There is a loft hatch providing access to the roof space, and doors lead to all three double bedrooms and the shower room.



SHOWER ROOM

8'6 x 6'9

Fitted with a contemporary white three-piece suite comprising an oversized corner shower enclosure with a dual-head thermostatic shower, a dual flush low-level WC, and a pedestal wash hand basin with mixer tap. The

walls are partially tiled, and there is a chrome heated towel rail, an airing cupboard housing the hot water cylinder, and an opaque UPVC double glazed window to the front elevation.



BEDROOM ONE

16'7 x 10'5

Featuring UPVC double glazed windows to both the front and side elevations, with a radiator beneath the front window.



BEDROOM TWO

12'5 x 9'5

With UPVC double glazed windows to the side and rear elevations, a radiator, and a fitted double wardrobe with sliding mirrored doors.



BEDROOM THREE

9'6 x 8'6

Includes a fitted double wardrobe with sliding mirrored doors, a rear-facing window, and a radiator beneath.



EXTERNALLY

To the front of the property, there is ample gravel and paved off-road parking, leading to a single garage. This is complemented by well-maintained lawned and shrub gardens. An external security light is mounted above the garage, and there is also a porch light positioned above the front door.



GARAGE

12'8 x 8'7

Accessed from the front via double timber garage doors. The garage benefits from power and lighting, a side window, and internal access from the utility/shower room.

SERVICES TO PROPERTY

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

Tenure:

Council Tax: F £3455

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.

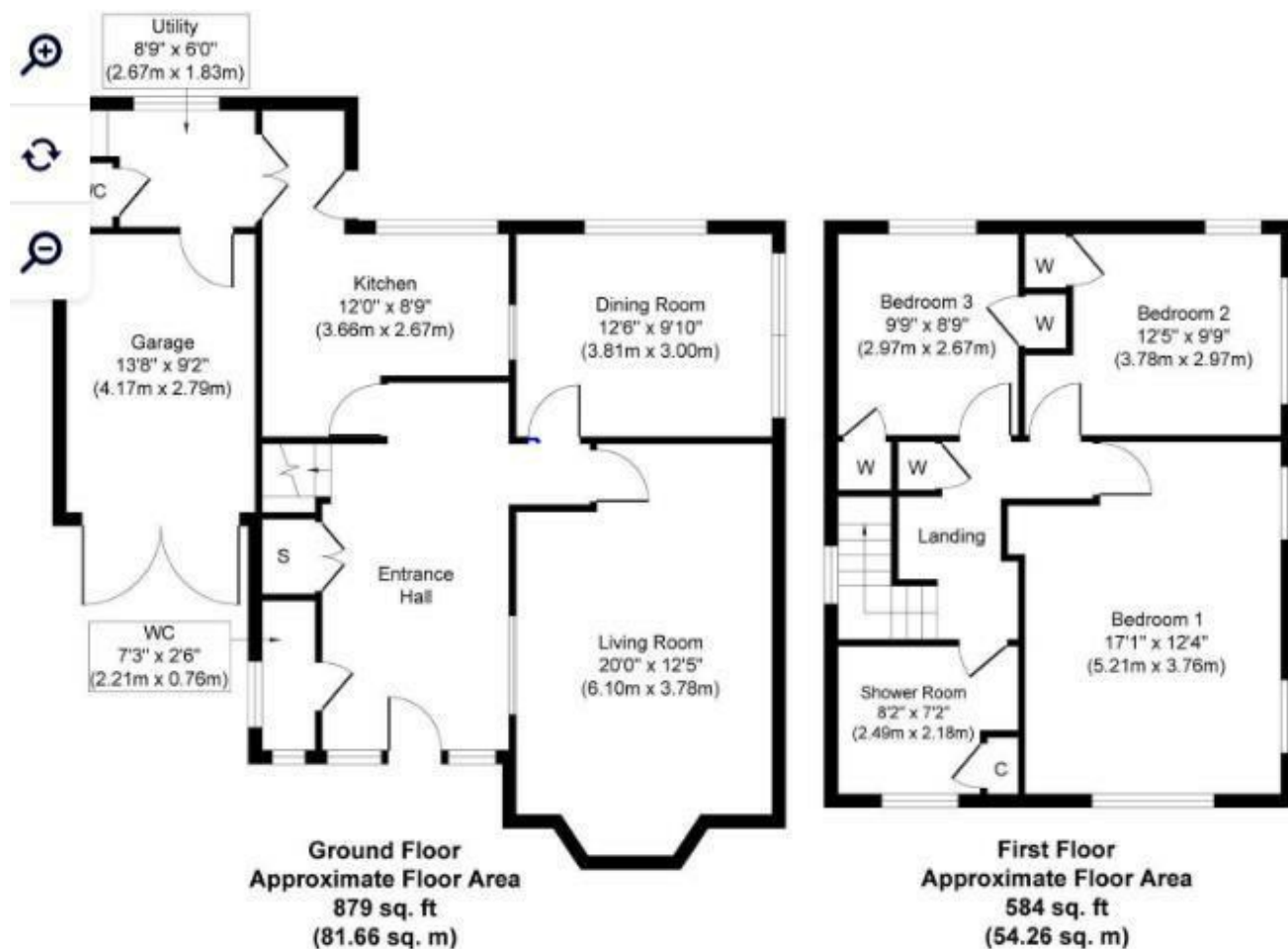
SUBMIT AN OFFER

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(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.