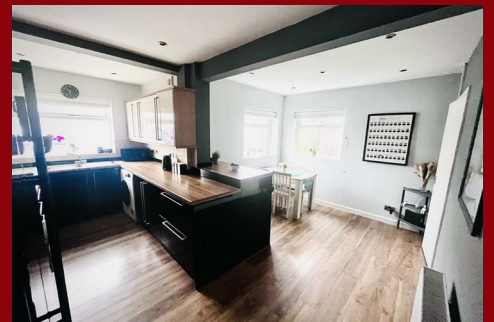


# Town & Country

Estate & Letting Agents

Ince Drive, Farndon

Offers Around £289,995



Nestled in the charming village of Farndon, Chester, this extended and improved three-bedroom, semi-detached home offers gas central heating and UPVC double glazing throughout. The accommodation includes a porch, entrance hall, spacious L-shaped kitchen/breakfast room, living room, and dining room. On the first floor, there are three bedrooms and a modern white three-piece bathroom suite. Externally, the front of the property features off-road parking and a well-maintained garden with lawn and shrubs. Gated side access leads to the rear garden, which is mainly laid to lawn and includes a raised decked patio area enjoying rural views over the surrounding fields.

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## DESCRIPTION

In brief, the property greets you with a double driveway, comfortably accommodating up to three vehicles. Step inside via the porch, where the staircase is directly ahead and the spacious kitchen-diner lies to your right. Designed with both practicality and style in mind, the kitchen boasts a breakfast bar, built-in oven, integrated dishwasher, and a useful pantry, with plenty of cupboard storage throughout. To the left, the generous living room provides an inviting space for family relaxation and gatherings. Bi-fold doors connect this room to an additional entertainment/dining area, seamlessly extending to a sun-soaked balcony overlooking the garden.

## LOCATION

The village of Farndon lies approximately 9 miles south of Chester City centre and provides local amenities including a hair studio, beauty studio, pharmacy, newsagent, butcher, Lewis's Coffee Lounge and doctors surgery, the Hare Public House, a post office, community hall and sports centre, Church, primary school and nursery school. Secondary schools are within easy reach, including Bishops Heber Malpas, Christleton High, Great Boughton and Abbey Gate College are located in nearby Saughton. The adjoining village of Holt offers a further range of shops and amenities. There is a regular bus service to both Chester and Wrexham which provide extensive shopping, schooling and recreational facilities. The nearest train station is Wrexham (6 miles), with Liverpool Airport (23 miles) and Manchester Airport (35 miles). Easy access is also available to all the motorway networks

## PORCH

A UPVC double glazed front door opens to a quarry tiled porch with a glazed interior door opening to the entrance hall.



## KITCHEN/BREAKFAST ROOM

16'2" x 15'6"

This modern 'L' shaped kitchen is replete with a range of gloss black and cream wall, base and drawer units

complimented by stainless steel handles, breakfast bar with storage beneath and ample work surface space with an inset stainless steel single drainer sink unit with mixer tap, integrated dishwasher and built-in stainless steel oven, hob and extractor hood, plumbing for a washing machine, and access to the pantry, two windows to the front elevation, one to the side elevation, radiator, timber laminate flooring and recessed spotlights.



## DINING ROOM

15'10" x 11'10"

With timber laminate flooring, radiator, window to the side elevation and a patio door opening to the external raised decked patio area.

## FIRST FLOOR LANDING

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Two of the bedrooms are spacious doubles with built-in wardrobes, while the third is a generous single complete with built-in storage and additional space for a wardrobe perfect as a child's room, guest bedroom, or home office.



## LIVING ROOM

16'2" x 13'10"

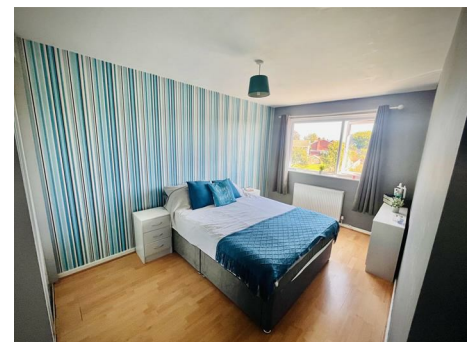
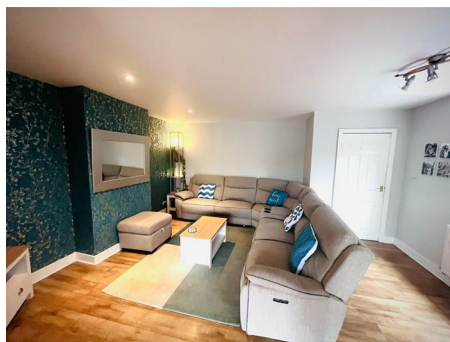
Having timber laminate flooring, window to the side elevation, radiator and glazed double doors opening to the dining room.



## BEDROOM ONE

14'4" x 9'6"

Having a built-in double wardrobe with mirror insert, window to the rear elevation, timber laminate flooring, radiator.







## BEDROOM TWO

9'10" x 9'0"

Built-in double wardrobe with mirror insert, window to the front elevation, timber laminate flooring, radiator.



## BEDROOM THREE

11'0" x 6'11"

Built-in cupboard, timber laminate flooring, window to the rear elevation, radiator.



## BATHROOM

Fitted with a white three piece suite comprising panelled bath with electric shower and side screen, low level WC, wash hand basin, chrome heated towel rail, opaque window to the front elevation, panelled walls and ceiling with recessed spotlights.



## EXTERNALLY

The low-maintenance, south-facing garden is a standout feature of the home. Backing onto open greenery with no neighbouring houses overlooking, it offers exceptional privacy. The outdoor space is designed for both relaxation and entertaining, with a large patio ideal for alfresco dining, barbecues, a hot tub, and sun loungers. A large shed and separate bike shed add further convenience.



## SUPPLEMENTARY INFORMATION

The property also benefits from a fully boarded loft with easy ladder access, providing valuable extra storage space. Practical updates include a 7-year-old boiler that has been regularly serviced, and double-glazed windows that were renewed just 4 years ago, ensuring energy efficiency and peace of mind. For added convenience, there is an external tap at the front of the house and an outdoor electricity points at the rear. This home truly delivers a rare combination of peaceful surroundings, modern features, and versatile spaces—ideal for growing families or buyers seeking both comfort and practicality.

## 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.

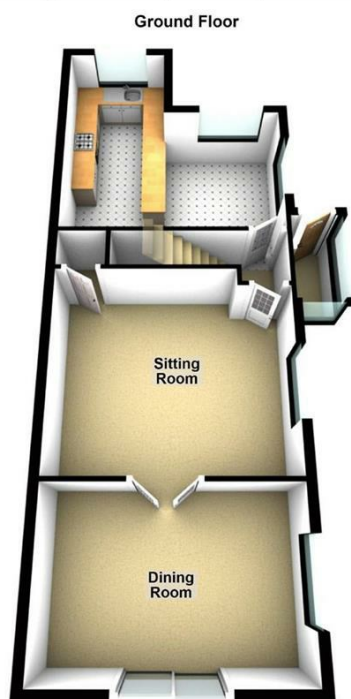
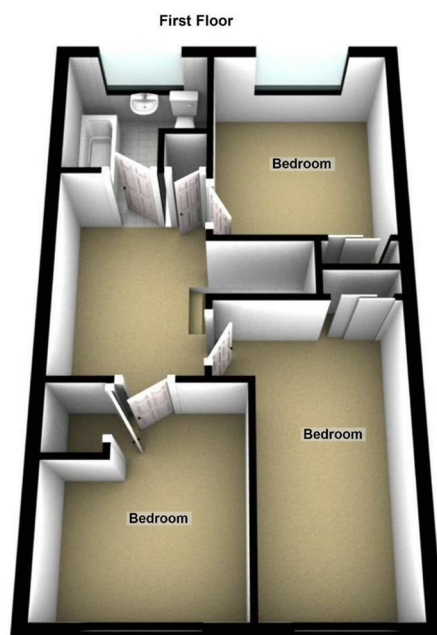
## SUBMIT AN OFFER

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

## 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		85
(81-91) B		
(69-80) C	73	
(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.