

# Town & Country

Estate & Letting Agents

Vyrnwy Road, Saltney

£239,950



This is a lovely 3 bedroom semidetached home in Saltney, Chester. It features gas central heating, UPVC double glazing, and a low maintenance rear garden. The property has a modern kitchen with integrated appliances, an open thruway from the living room to the dining room, a modern shower room, and an ensuite principal bedroom. It also has a front garden with off-road parking, a tarmac driveway, and a detached garage.

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## DESCRIPTION

This stunning three-bedroom semi-detached home is located in the highly sought-after suburb of Saltney in Chester. The property benefits from gas central heating and UPVC double glazed windows. As you enter the property, you'll find an entrance hall with a cupboard and cloakroom WC. The living room has an open thruway that leads to the dining room, which then leads to an Orangery. The contemporary kitchen has a variety of integrated appliances. The first floor offers access to a modern shower room and all three bedrooms. The main bedroom has an ensuite bathroom. Externally, the front of the property features a small lawned and slate chipped garden with off-road parking. There's also a tarmac driveway leading alongside the property through timber gates beneath a carport and to the detached garage. The rear garden is low maintenance, predominantly paved with an artificial lawn, and has an outside light and water supply. It's south westerly facing and enjoys plenty of sunshine.

## LOCATION

Vyrnwy Road lies within the popular district of Saltney and located on the verge of open countryside, approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's supermarket.

## DIRECTIONS

From the Chester Branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 3rd exit onto Hough

Green/A5104, continue to follow A5104, turn left onto Boundary Lane, boundary Lane turns slightly right and becomes Sandy Lane, turn right onto Celyn Crescent, turn left onto Vyrnwy Road, turn right to stay on Vyrnwy Road. The destination will be on the left.

## ENTRANCE HALL

The property is entered through a newly installed double glazed composite front door, leading to a hallway with ceramic tile flooring, a cloak cupboard, a cloakroom WC, and a partially glazed door opening to the living room.



## CLOAKROOM W.C.

Installed with a dual flush, low-level WC, wash hand basin with mixer tap, fully tiled walls and a ceramic tiled floor, a tall column style radiator and an opaque window facing the front elevation.

## LIVING ROOM

14'1" x 15' (max)

Featuring a marble hearth with an Adam-style surround, this room boasts a window facing the front elevation, a radiator, and stairs leading to the first floor. An arched throughway connects it to the dining room.



## DINING ROOM

11'6" x 7'7

With a radiator, a door of opening to the kitchen and a patio door opening to the Orangery.

## ORANGERY

8'1 x 8'3

Having a ceramic tiled floor, radiator, UPVC double glaze windows to side and rear elevations and UPVC double glazed French doors opening to the rear garden.

## KITCHEN

12'3 x 6'11

The kitchen is equipped with a variety of duck egg blue veneer wall, base, and drawer units. The work surfaces are grey and sparkly. It also features an integrated Zanussi fan-assisted electric oven/grill, a Zanussi microwave oven, a Zanussi four-ring induction hob with a stainless steel Zanussi cylinder extractor hood over it, an integrated dishwasher and washing machine, and a space for a fridge/freezer. There is a UPVC double glazed window with fitted blinds to the rear elevation, along with complementary part-tiled walls. The pantry, which houses the fuse box, can be accessed through a door. Additionally, there is a UPVC double glazed door leading to the side elevation.



## FIRST FLOOR LANDING

With a window on the side, a linen cupboard, and access to the loft which houses the gas combination boiler, doors lead to the shower room and all three bedrooms.



### BEDROOM ONE

13'5 x 8'6

The window faces the front elevation, and there is a door opening to the ensuite. There are also fitted wardrobes, a luggage cupboard canopy, and a radiator installed.



### ENSUITE

6'8 x 6'1

The modern suite features a corner shower enclosure with a thermostatic shower, a dual flush, low-level WC, a corner wash hand basin, radiator, fully tiled walls, ceramic tiled floor, extractor fan, and an opaque window to the front elevation.



### BEDROOM TWO

8'7 x 9'7

With timber laminate flooring, a radiator, a window facing the rear elevation and two built in wardrobes.

### BEDROOM THREE

6'2 x 7'10 (max)

Also, with timber laminate flooring, a radiator, a window facing the side elevation and a built in cupboard/wardrobe fitted over the bulkhead.



### SHOWER ROOM

6'1 x 6'0

The bathroom has a beautiful, modern white suite that includes a large walk-in shower enclosure with two shower heads and a recess shelf. It also has a low-level WC with dual flush, a wash hand basin with a mixer tap and a vanity unit beneath it. Other features include a chrome heated towel rail, panelled walls for added style, an extractor fan, and an opaque window facing the rear elevation.

### GARAGE

The garage is detached with an up and over door.



### EXTERNALLY

The property features an outside light and a small garden with a combination of lawn and slate chips in front. There is also a paved and off-road parking space, as well as a tarmac driveway that leads to a carport and a detached garage. The rear garden can be accessed through a timber gated side entrance and is mostly paved with an artificial lawn. It

requires low maintenance and comes equipped with an outside light and water supply. Additionally, it faces south westerly and receives an ample amount of sunlight.

### 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.

### 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.

### SERVICES TO PROPERTY

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

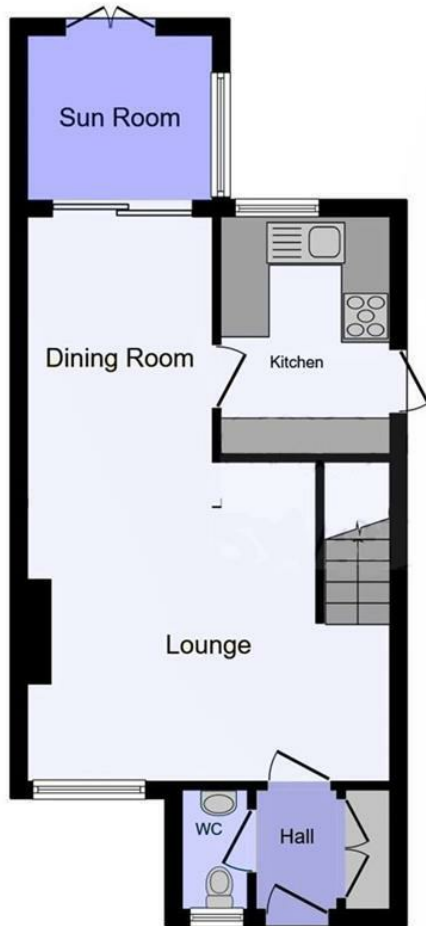
Tenure: Freehold

Council Tax Band: D £1906

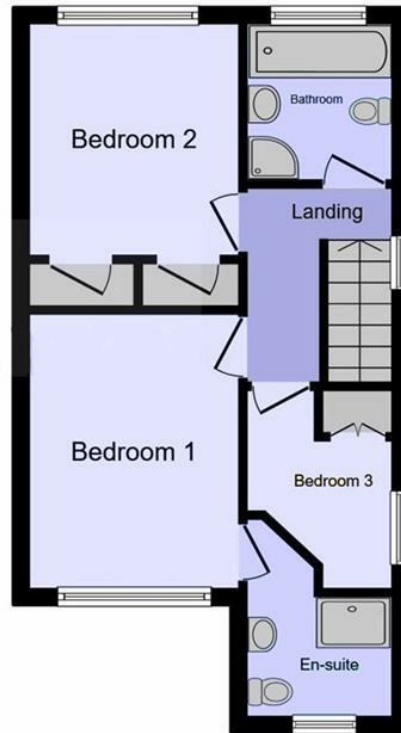
### MORTGAGE SERVICES

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.**



**Ground Floor**



**First Floor**

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 most 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.

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         | 85        |
| (69-80) C  |  | 66                      |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |