Town & Country
Estate & Letting Agents

Quarry Hill, Farndon

Offers In Excess Of £260,000

Nestled in the highly sought-after village of Farndon, this attractive three-bedroom semi-detached home offers a perfect blend of comfort and convenience. This semi-detached house is not just a home; it is a lifestyle choice, situated in a charming village that offers a sense of community and tranquillity. With its attractive features and prime location, this property is an excellent opportunity for anyone looking to settle in a desirable area. Do not miss the chance to make this lovely house your new home.

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DESCRIPTION

Situated within the highly sought-after village of Farndon, this attractive three-bedroom semi-detached home offers light, well-proportioned accommodation throughout. Benefiting from UPVC double glazing and oil-fired central heating. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, utility room and cloakroom WC, while the first floor provides three bedrooms and a modern shower room. Externally, the property features off-road parking and low-maintenance gravel gardens to the front, with timber-gated side access leading to a private rear garden offering paved seating areas and an artificial lawn.

LOCATION

Farndon is a highly regarded and historic village offering a range of local amenities including shops, public houses and a primary school, with further schooling options available in nearby Chester and surrounding villages. Excellent transport links provide access to Chester city centre, which offers a wider range of shopping, leisure facilities and mainline railway station with regular services to regional and national destinations. Regular bus services operate within the village, connecting Farndon to Chester and neighbouring areas. The property is also conveniently located for access to the A51 and A55, providing good road links to Chester, Wrexham and beyond. The Countess of Chester Hospital is easily accessible by road, making the location ideal for commuters, families and downsizers alike.

DIRECTIONS

From Lower Bridge Street, Chester, follow the A5268 and then the A51 towards Christleton. Turn left onto Sandy Lane (B5130) and continue through the roundabout, remaining on the B5130. Turn left onto Sibbersfield Lane, right onto Barton Road, left onto Crewe Lane, and right onto Quarry Hill, where the be found on the right.

ENTRANCE HALL

(11’6” x 5’8”

Entered via an opaque UPVC double-glazed front door, the entrance hall features wood-grain effect laminate flooring, a radiator, and stairs rising to the first floor. Doors lead to the living room and kitchen/dining room.

LIVING ROOM

13’5” x 11’5”

A bright reception room continuing the wood-grain effect laminate flooring, with a window to the front elevation and a radiator beneath.

KITCHEN/DINING ROOM

16’6” x 9’4”

Fitted with white wall and base units and complementary work surfaces incorporating a single drainer sink with mixer tap and tiled splashbacks. There is space for a cooker with extractor hood above, a built-in cupboard housing the boiler, radiator, and two windows overlooking the rear elevation. A door opens into the side hallway.

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SIDE HALLWAY

Providing under-stairs storage and access to the cloakroom WC. A further opaque uPVC double-glazed door leads to a continuation of the hallway with doors to the utility room and garage, plus an additional opaque door opening to the side elevation.

CLOAKROOM W/C

6’3” x 2’0”

Fitted with a dual-flush low-level WC and wash hand basin with tiled splashback. Opaque window to the rear elevation.

UTILITY ROOM

9’4” x 4’8”

With space and plumbing for a washing machine and a high-level window to the side elevation.

GARAGE

16’4” x 8’6”

With power and lighting, a high-level side window, and accessed via an up-and-over door from the front.

FIRST FLOOR LANDING

With access to the loft, a window to the side elevation, and doors leading to all bedrooms and the shower room.

SHOWER ROOM

6’3” x 5’10”

Installed with a corner shower enclosure with electric shower, dual-flush low-level WC, and pedestal wash hand basin. Finished with wood-grain laminate flooring, PVC-panelled walls, radiator, and an opaque rear window.

BEDROOM ONE

12’4” x 9’1”

Featuring an airing cupboard, built-in wardrobe, window overlooking the rear elevation, and radiator.

BEDROOM TWO

11’7” x 10’1”

With a window to the front elevation and radiator below.

BEDROOM THREE

9’1” x 7’2” max

An L-shaped room with a front-facing window and radiator.

REAR GARDEN

To the front of the property there is off-road parking alongside a low-maintenance gravel garden. A canopy sits above the front door with an external light, and timber-gated side access leads through to the rear garden. The rear garden is designed for easy maintenance and is predominantly laid with golden gravel, complemented by a paved patio seating area, artificial lawn, and a raised vegetable garden. The rear boundary features a brick wall, with timber fence panels to either side and an external light.

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SERVICES TO PROPERTY

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

TENURE- FREEHOLD

COUNCIL TAX- 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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property’s current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser’s intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser’s solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller’s approval

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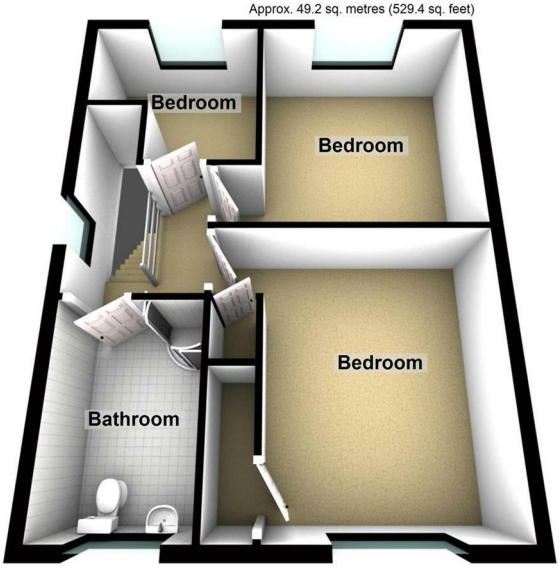
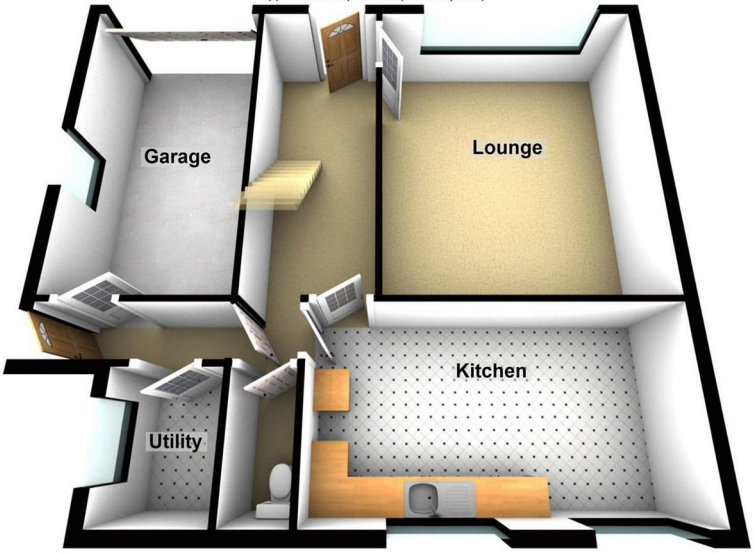
First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)

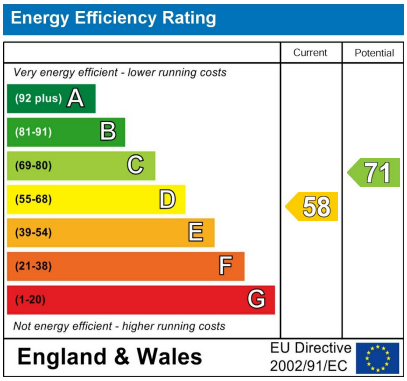


Ground Floor

Approx. 69.0 sq. metres (742.6 sq. feet)



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)



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