

# Town & Country

Estate & Letting Agents

Leonard Street, Chester

£255,000



This beautifully modernised three-bedroom Victorian end terrace house offers a delightful blend of classic elegance and contemporary living. Offering adaptable accommodation within walking distance of Chester City Centre. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Leonard Street, is ideal for those seeking a blend of traditional charm and modern convenience in a vibrant community. This stunning terrace has been modernised and improved having the benefit of UPVC double glazing and gas central heating throughout. With its end mews position, the property enjoys a sense of privacy while being conveniently located near local amenities and Chester city. The accommodation briefly comprises a vestibule leading to an entrance hall with attractive Minton tiled flooring, a spacious living room and dining room featuring an ornamental fireplace and an open archway to a contemporary kitchen a highlight of this property having a useful utility room and a practical cloakroom/WC off. The first floor landing leads to three well-proportioned bedrooms and a shower room. Externally the property enjoys gated side access to an attractive courtyard-style rear garden with a sunny southerly aspect, predominantly laid with artificial lawn and complemented by a paved patio area.



## LOCATION

The property occupies a convenient residential location within easy reach of Chester city centre, Greyhound Retail Park, the River Dee and Chester Racecourse. The area is well served by a range of everyday amenities, supermarkets, shops, cafés and leisure facilities, together with a selection of well-regarded primary and secondary schools. For commuters, the property enjoys excellent transport links, with easy access to the A55, A483, M53 and M56, providing straightforward routes to North Wales, Liverpool, Manchester and the wider North West. Chester Railway Station is also within easy reach, offering regular services to a range of regional and national destinations.

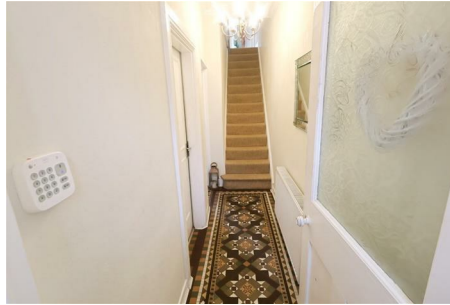
## DIRECTIONS

From our Chester branch, head south on Lower Bridge Street towards St Olave Street. Turn right onto Castle Street. At the roundabout, take the 2nd exit onto Nicholas Street/A5268. Turn left onto Watgate Street/A548. Continue to follow A548. Turn right onto Stadium Way. Continue straight onto Cheyney Road. Turn right onto Leonard Street and the property will be located on the left hand side.

## VESTIBULE

The property is entered through a timber front door with leaded glazed panels and a stained glass arch above,

opening into a vestibule with Minton tiled flooring. A partially opaque glazed door leads through to the entrance hall.



## ENTRANCE HALL

The entrance hall features a continuation of the Minton tiled flooring from the vestibule, with stairs rising to the first floor accommodation, decorative ceiling mouldings, a radiator, and doors leading to the living room and dining room.



## LIVING ROOM

12'3 x 10'8

With a window overlooking the front elevation, a radiator beneath, and decorative ceiling mouldings.



## DINING ROOM

13'3 x 13'6

Featuring a fitted base cabinet, an ornamental fireplace with an exposed brick arch and feature lighting, an understairs storage cupboard, a window overlooking the rear elevation with a radiator beneath, and an open archway leading through to the kitchen.



## KITCHEN

15'5 x 8'5

The kitchen is fitted with an attractive range of contemporary shaker-style wall, base and drawer units with wood grain-effect work surfaces, complemented by black handles. There is an inset resin one-and-a-half bowl sink unit with an adjustable mixer tap, an integrated dishwasher and fridge/freezer, and space for a range cooker with an extractor hood above. Two windows overlook the side elevation, with an anthracite column-style radiator beneath. An opaque uPVC double glazed door provides access to the rear garden, while an archway leads through to the utility room.



## UTILITY ROOM

8'5 x 5'3

Fitted with a range of wall and base units with marble-effect work surfaces and stainless steel handles. There is space and plumbing for a washing machine beneath the work surface, while a wall-mounted Worcester gas combination boiler is also housed here. A door leads through to the cloakroom/WC.



### CLOAKROOM

4'5 x 3'8

With a continuation of the ceramic tiled flooring from the utility room, this cloakroom is fitted with a dual flush low-level WC, a wash hand basin, fully tiled walls, and an opaque window to the side elevation.

### FIRST FLOOR LANDING

With a banister and spindle balustrade, access to the loft space, and doors leading to all three bedrooms and the shower room.



### BEDROOM ONE

16'5 x 10'8

A generously proportioned principal bedroom with two windows overlooking the front elevation and white column-style radiators beneath.



### BEDROOM TWO

13'6 x 10'2

With a window overlooking the rear elevation and a white column-style radiator.



### BEDROOM THREE

8'9 x 6'6

With a window overlooking the rear elevation and a white column-style radiator.



### SHOWER ROOM

7'10 x 6'1

Formerly a bathroom, this room has been remodelled with the removal of the panelled bath and the installation of a large walk-in shower enclosure with a protective screen and thermostatic shower. There is also a low-level WC and a pedestal wash hand basin. The room is finished with patterned ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, two windows to the side elevation, and a ceiling-mounted extractor fan.



### EXTERNALLY

The rear garden benefits from gated side access and has been landscaped to provide an artificial lawn with a slightly raised paved patio area. Enjoying a sunny southerly aspect, the courtyard-style garden also benefits from outside lighting and an external water supply.

### SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B 1554

### 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.

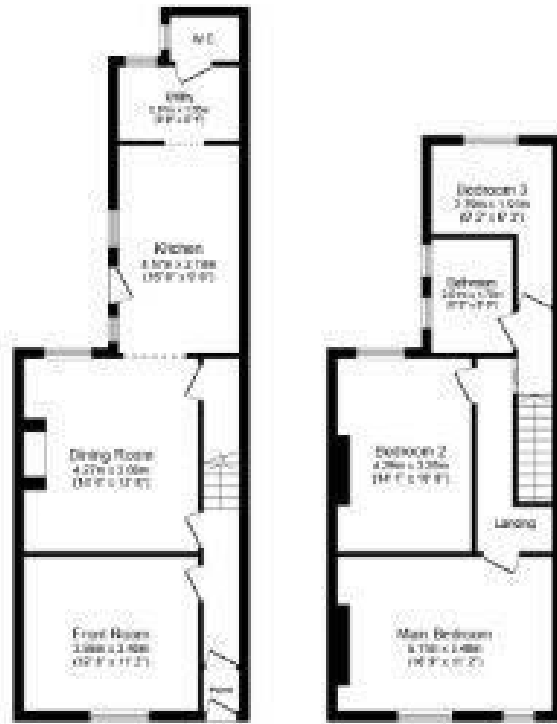
### SUBMIT AN OFFER

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.**



**Ground Floor** Floor area 55.6 m<sup>2</sup> (599 sq.ft.)  
**First Floor** Floor area 49.4 m<sup>2</sup> (531 sq.ft.)

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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	