

Town & Country

Estate & Letting Agents

Conway Close, Saltney

No Onward Chain £250,000



A modern three-bedroom detached family home located within the desirable Conway Close, within Saltney. The property offers a perfect blend of contemporary living and comfort, making it an ideal family home. Having the benefit of a spacious living room, modern kitchen and conservatory, private rear garden and off-road parking. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This home is not only modern and well-equipped but also situated within proximity of local amenities and transport links. It presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a contemporary family living. The accommodation comprises an entrance hall, a spacious living room with an open through way leading to a contemporary kitchen diner, having a patio door off opening into the conservatory thus extending the living space. The first-floor landing offers access to all three bedrooms and the contemporary shower room. Externally to the front of the property is a lawn and shrubbed garden with paved driveway to the side continuing through timber double gates leading to a single garage. The rear garden itself is predominantly laid to lawn with a golden gravel seating area, a variety of shrubs planted within the flowerbeds and has an ornamental pond.



LOCATION

Conway Close is a quiet no-through road in Saltney, approximately 10–15 minutes west of Chester city centre. The property is conveniently located close to Morrisons and Asda supermarkets, with a range of primary and secondary schools nearby. Larger shopping options are available at Broughton Retail Park and Chester city centre. The area offers good access to Chester Business Park and the A55 Chester southerly bypass.

DIRECTIONS

From our Chester branch head north on Lower Bridge Street towards Grosvenor Street/A5268, turn left onto Grosvenor Street/A5268. At the roundabout, take the 2nd exit onto Grosvenor Road/A483. At the roundabout, take the 2nd exit onto Lache Lane. Turn right onto Circular Drive. Continue onto Green Lane, turn left onto Boundary Lane. Boundary Lane turns slightly right and becomes Sandy Lane, turn right onto Celyn Crescent. Turn right onto Conway Close,

the property will be located on the right hand side and identified by our For Sale Board.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening into the entrance hall. An internal door leads into the living room.

LIVING ROOM

16'3 x 13'6

With woodgrain-effect laminate flooring throughout, a window facing the front elevation with a radiator below, and stairs rising to the first-floor accommodation. There is an open throughway leading to the kitchen/dining room. The room also features a marble hearth with an ornate Adam-style surround.



KITCHEN/DINING ROOM

16'3 x 9'1

The Kitchen/dining room is fitted with ceramic tile flooring, a radiator, and an under stairs storage cupboard. There is a window to the rear elevation, a UPVC double-glazed door to the side elevation, and patio doors opening into the conservatory. The kitchen is fitted with a range of gloss cream wall, base, and drawer units complemented by stainless steel handles and ample work surface space. It incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and sloped extractor fan with glass canopy,

along with a dishwasher. There is also space and plumbing for a washing machine.



DINING AREA



CONSERVATORY

11'2 x 8'10

Constructed with a low brick wall and UPVC

double-glazed frame, the conservatory features ceramic tile flooring and integrated French doors opening to the rear garden. It also benefits from an electric wall-mounted heater.

FIRST FLOOR LANDING

With woodgrain laminate flooring, a window to the side elevation, and access to the loft. Doors lead to all three bedrooms and the shower room. There is also a built-in cupboard housing the gas combination boiler.



BEDROOM TWO

9'9 x 9'9

With a window facing the rear elevation and a radiator below.



SHOWER ROOM

5'9 x 5'3

A contemporary three-piece shower suite comprising a corner shower enclosure with panelled walls and electric shower, a woodgrain-effect vanity unit housing a dual-flush low-level WC, and a countertop-mounted wash hand basin with waterfall-style mixer tap. The walls are partially tiled, and there is a chrome heated towel rail and an opaque window to the rear elevation.



BEDROOM THREE

8'3 x 5'9

With a radiator and a window facing the front elevation.



BEDROOM ONE

12'5 x 9'9 (max)

With woodgrain-effect laminate flooring, a window to the front elevation, and a radiator below.



EXTERNALLY

Directly to the front of the property is a lawn and shrubbed garden, with paved off-road parking to the side. The driveway continues through double timber gates along the side of the property, leading to the garage. To the right-hand side of the front door is an external light. The rear garden is predominantly laid to lawn and features a golden gravel seating area, shrubbed borders, and an ornamental pond. The garden is fully enclosed by timber fence panels.



GARAGE

A detached single garage, as well as a timber-framed side door and single-glazed window to the side elevation.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: E

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.

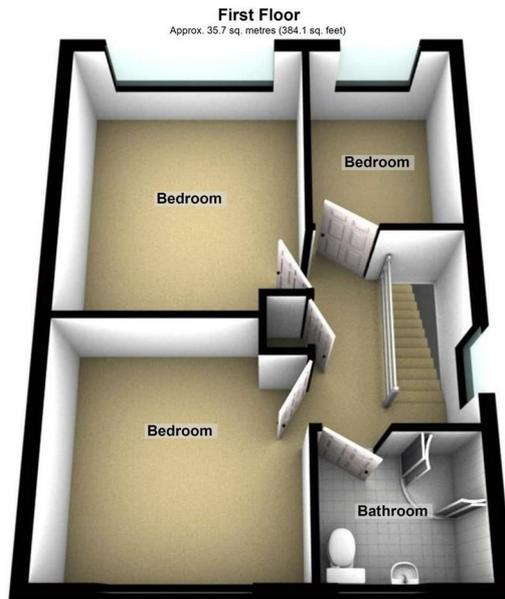
MORTGAGE SERVICES

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.



Total area: approx. 83.0 sq. metres (893.5 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	