

5 River Lane, Saltney - CH4 8GA

Fixed Price £148,000

5 River Lane

Saltney, Chester

No Onward Chain

Recently Renovated Two-Bedroom Mid-Terrace –
Saltney

Perfect for first-time buyers, this beautifully updated two-bedroom mid-terrace home is ideally located within walking distance of Saltney's local amenities. Featuring a modern kitchen, stylish bathroom, and open-plan living/dining area, the property also benefits from a private enclosed rear garden and a useful outbuilding currently used as a utility area. A move-in ready home offering comfort, convenience, and contemporary living.

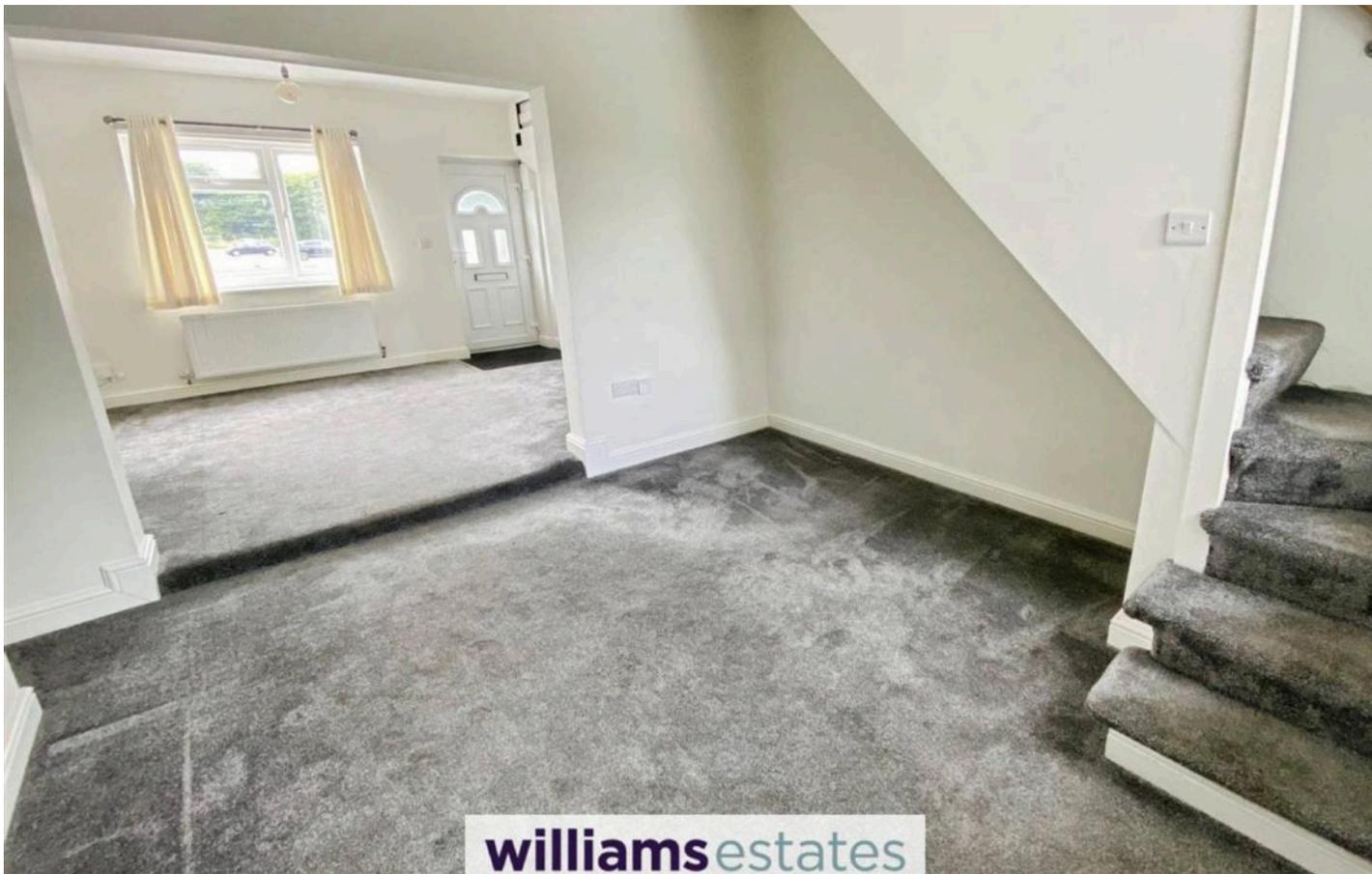
Tenure: Freehold

Council Tax Band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Accommodation

The property is accessed via a uPVC double glazed front door, leading into the living room.

Living Room

Dimensions: 3.7 x 3.3 (12'1" x 10'9"). A recently renovated living room being open plan with the dining room and having a uPVC double glazed window to the front elevation, television aerial point, power points, radiator, lighting and cupboard containing the consumer unit.

Dining Room

Dimensions: 3.7 x 3.0 (12'1" x 9'10"). Being open plan with the living room and having a unit containing an integrated fridge freezer, radiator, alcove for storage, power points, lighting and stairs leading up to the first floor landing.

Kitchen

Dimensions: 2.0 x 1.9 (6'6" x 6'2"). A modern and stylish kitchen comprising of wall, drawer and base units with wood effect worktops over, wooden flooring, circular stainless steel sink with mixer taps over, integrated Lamona oven and microwave, ideal combination boiler, integrated hob with extractor hood over, glass splashback and uPVC double glazed window and door to the rear elevation.

Outbuilding/Utility Area

Dimensions: 2.03 x 1.80 (6'7" x 5'10"). A useful outbuilding that is currently used as a utility area and currently houses the washing machine and tumble dryer, having power, lighting and a window overlooking the rear garden. This is accessed from the garden.



First Floor Landing

Having stairs leading up from the ground floor, lighting, loft access hatch and doors off to the bedrooms.

Bedroom One

Dimensions: 4 x 3 (13'1" x 9'10"). A generous sized double bedroom with a uPVC double glazed window to the front elevation, radiator, power points and lighting.

Bedroom Two

Dimensions: 3 x 2.9 (9'10" x 9'6"). A double bedroom having a uPVC double glazed window overlooking the rear garden, radiator, power points, lighting and a door leading into the bathroom/en-suite.

Bathroom

Dimensions: 2.5 x 1.8 (8'2" x 5'10"). Being access via the second bedroom and consisting of a three piece suite including a bathtub with mixer taps and wall mounted shower over, low flush W.C, pedestal hand wash basin with mixer taps over, partially tiled walls, wooden style flooring, lighting and a uPVC double glazed window to the rear.

Outside

This property benefits from an enclosed rear garden that is accessed via a golden gravel path leading out from the kitchen. There is a raised patio area bound by timber fencing and being a perfect space for enjoying alfresco dining. This garden is easy to maintain making it a popular choice.

Directions

From our Mold office, follow the A541, A5118 and A5104 to River Ln in Saltney 22 min (10.3 mi)

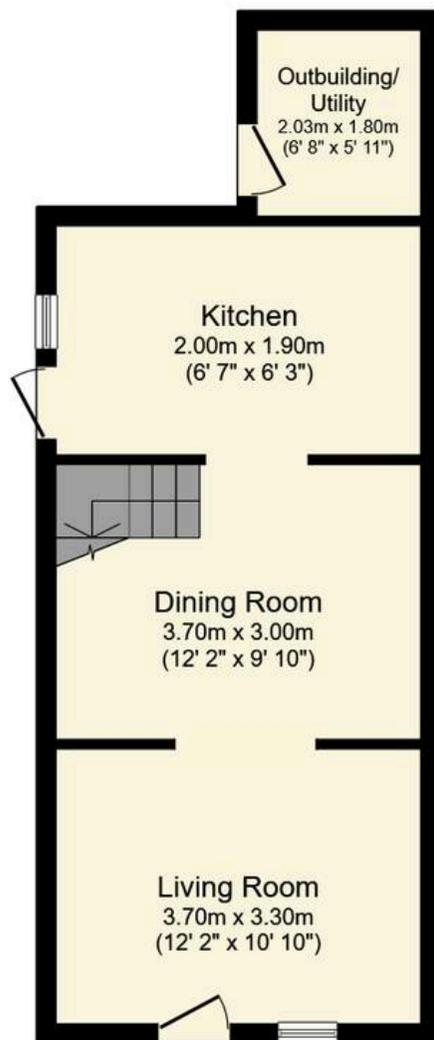
Agent's notes

There is a right of way for the row of terraced houses through each others back gardens but this is not known to be used. The raised patio area is rented from another house for a yearly fee of £114 as a private agreement.



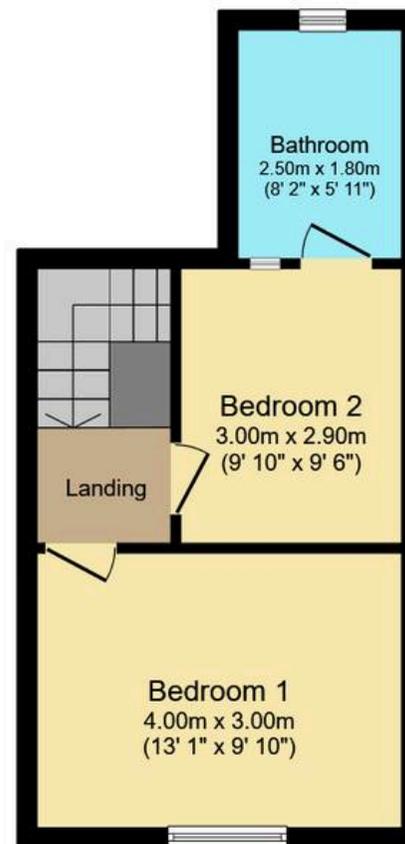


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Outbuilding

Floor area 54.6 sq.m. (588 sq.ft.)



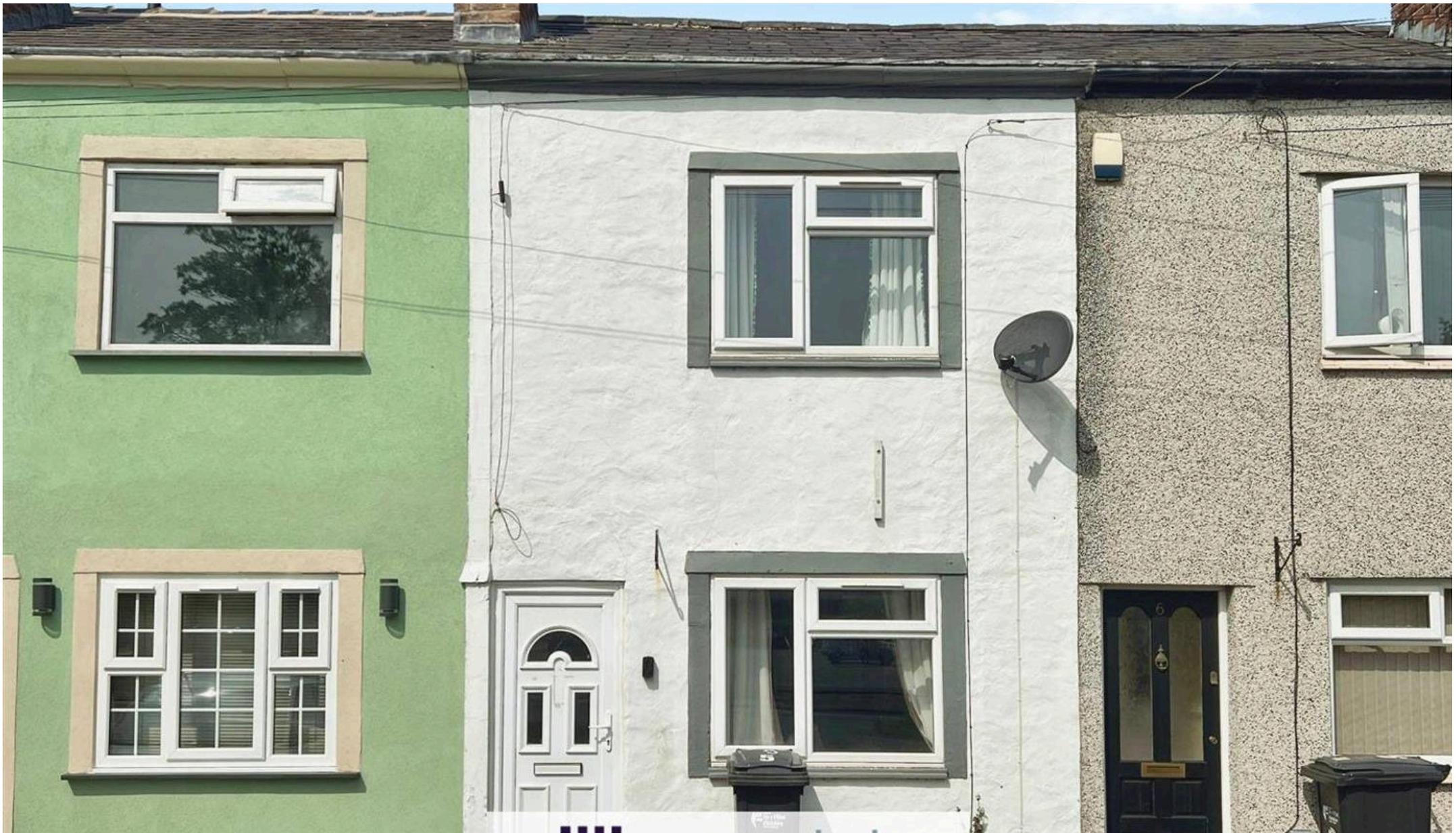
First Floor

Floor area 29.1 sq.m. (313 sq.ft.)

Total floor area: 83.7 sq.m. (901 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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