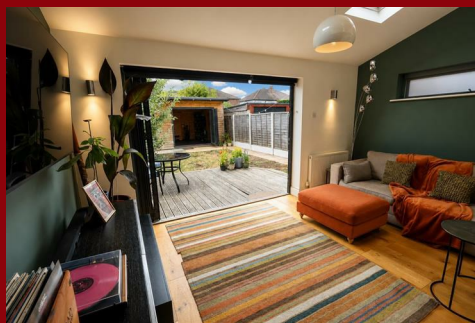


Town & Country

Estate & Letting Agents

Chester Road, Chester

£369,950



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DESCRIPTION

Situated within a highly desirable suburb of Chester, this beautifully presented three-bedroom home offers spacious and versatile accommodation arranged over three floors. Combining charming period features with contemporary styling, the property benefits from gas central heating, uPVC double glazing, off-road parking for several vehicles, a south-west facing rear garden and a superb detached garden gym/home office. Internal viewing is highly recommended to fully appreciate the quality and space on offer.

LOCATION

136 Chester Road occupies a sought-after position within one of Chester's most popular residential areas, offering excellent access to the historic city centre, highly regarded schools, local shops, cafés and everyday amenities. The property is conveniently placed for major road links including the A55 and M53, providing excellent commuter access to North Wales, Liverpool, Manchester and beyond. Chester Railway Station is also within easy reach, offering direct rail services to a number of major destinations.



ENTRANCE HALL

9'9" x 5'7"

A leaded and stained-glass opaque double glazed entrance door opens into a welcoming hallway featuring engineered oak flooring with an inset doormat well, radiator, staircase with

spindle balustrade rising to the first floor, useful understairs storage cupboards, and doors leading to the living room and kitchen/dining room.



LIVING ROOM

11'5" x 11'4"

A charming reception room featuring a bay window to the front elevation with radiator beneath, cast iron open fireplace with an Adam-style surround, fitted cabinetry to either side of the chimney breast, picture rail and decorative ceiling rose.



KITCHEN

17'2" x 11'3"

The stylish kitchen is fitted with a range of contemporary gloss grey wall, base and drawer units complemented by stainless steel handles and wood-effect work surfaces incorporating a stainless steel one-and-a-half bowl sink with mixer tap.

Integrated appliances include a stainless steel double oven, microwave oven, induction hob with extractor hood above and dishwasher. There is also space and plumbing for a washing machine.

The kitchen area is finished with ceramic tiled flooring and a window to the side elevation. The dining area enjoys engineered oak flooring and features a cast iron log-burning stove set

within an exposed brick fireplace with quarry tiled hearth and oak mantel above. Recessed ceiling spotlights and a ceiling rose complete the room, while a wide opening leads through to the sitting room.



DINING AREA



SITTING ROOM

14'8" x 9'2"

A superb extension providing additional living space with continued engineered oak flooring, radiator, two double glazed rooflights, provision for a wall-mounted television and bi-fold doors opening directly onto the rear decked patio.

FIRST FLOOR LANDING

With opaque windows to the side and front elevations, contemporary column radiator, recessed ceiling spotlights and staircase with spindle balustrade leading to the second floor.

Doors provide access to two double bedrooms and the shower room.



BEDROOM ONE

11'4" x 10'9"

A spacious double bedroom featuring a bay window to the front elevation, radiator, wood-effect laminate flooring and an attractive cast iron ornamental fireplace.



BEDROOM TWO

11'7" x 10'8" (maximum)

A further generous double bedroom with wood-effect laminate flooring, rear-facing window with radiator beneath, fitted corner cupboard with shelving and a full-height double wardrobe.



SHOWER ROOM

7'4" x 6'1"

Beautifully appointed with an oversized walk-in shower enclosure incorporating a dual-head thermostatic shower and slate-effect tiled walls with glass screen. The suite also

comprises a concealed cistern WC and wall-mounted wash hand basin with illuminated mirror above. Finished with fully tiled walls, ceramic tiled flooring, chrome heated towel rail, recessed ceiling spotlights and opaque rear window.

SECOND FLOOR LANDING

With opaque side window and doors leading to the loft bedroom and en-suite WC.



BEDROOM THREE/LOFT ROOM

16'0" x 11'5" (maximum)

A versatile loft conversion with vaulted ceiling, rooflights to both the front and rear elevations, radiator and useful storage cupboards. Ideal as a principal bedroom, guest suite or home office.



EN-SUITE

Fitted with a concealed cistern WC, corner wash hand basin with tiled splashback, ceramic tiled flooring and rear rooflight.



DETACHED GYM/HOME OFFICE

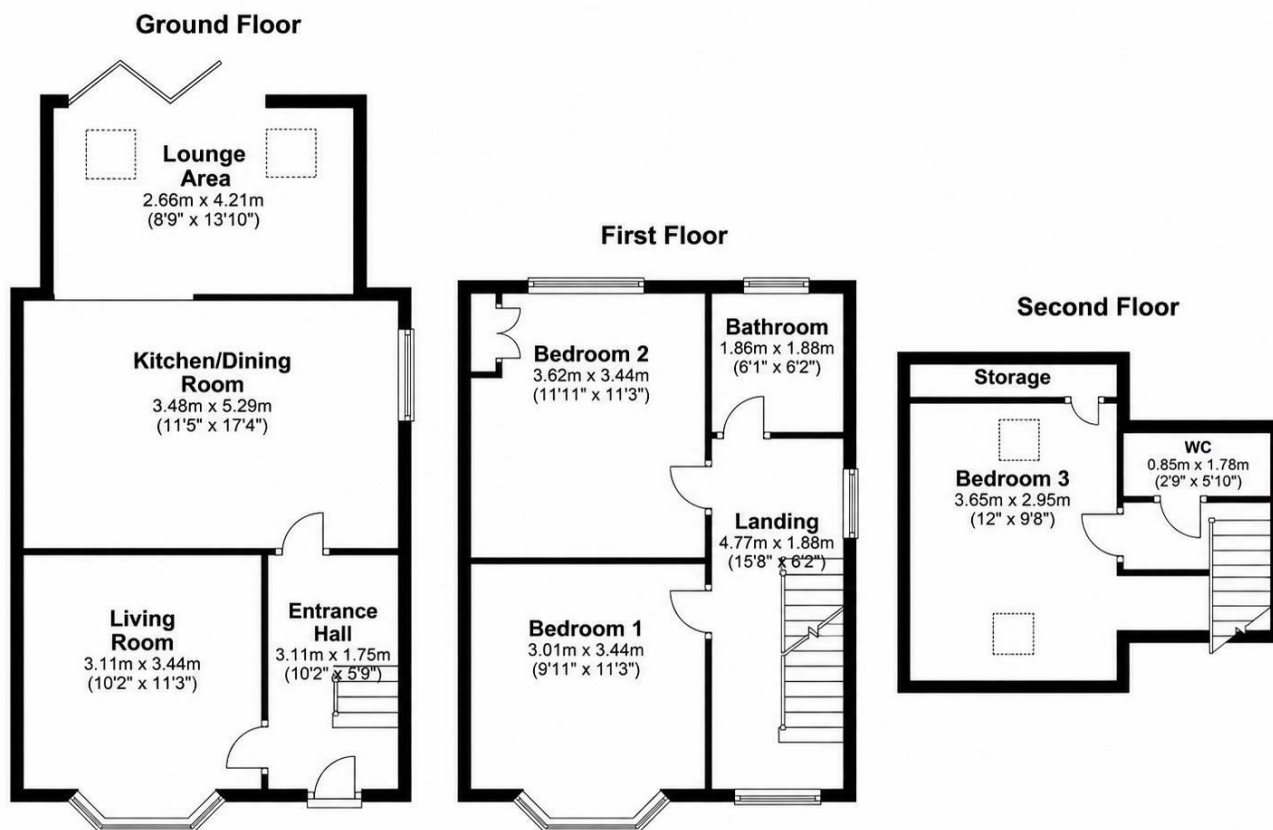
17'5" x 13'3"

A fantastic detached outbuilding offering a variety of potential uses including a gym, home office, studio or games room. Accessed via bi-fold doors from the garden, the building benefits from a full-height front window, power, lighting, recessed ceiling spotlights and a rear storage room.



REAR GARDEN

The rear garden enjoys a desirable south-west facing aspect and has been attractively landscaped with paved pathways, lawn, mature shrub borders and a raised decked seating area accessed directly from the sitting room. Timber gated side access leads to the front of the property.



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		
(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	