

Town & Country

Estate & Letting Agents

Norton Avenue, Saltney

£280,000



Situated on Norton Avenue in the popular family friendly area of Saltney, this delightful three bedroom semi-detached offers a perfect blend of comfort and convenience. The spacious accommodation can be adapted to suit individual needs, featuring two reception rooms, a kitchen /diner and family bathroom. Having the advantage of a car port, a tandem garage, workshop and a beautifully maintained rear garden. Viewing is essential to appreciate this lovely home

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DESCRIPTION

Built in 1971, the house spans an impressive 1,055 square feet, providing ample space for families or those seeking a little extra room to breathe. This lovely family home offers generously proportioned and versatile accommodation throughout, comprising of an entrance porch, reception hall and a spacious lounge. The kitchen provides a range of attractive white gloss units with solid woodwork surfaces; the additional sitting room enjoys views over the mature rear garden. Located off the landing are three good-sized bedrooms and a three-piece family bathroom. Externally, the property offers excellent parking and storage, with the carport leading to a substantial tandem double garage and separate workshop. The enclosed rear garden features a paved patio, lawned area and attractive slate-chip and shrub borders.



LOCATION

Norton Avenue is situated in the popular residential area of Saltney, on the western outskirts of Chester, offering convenient access to a good range of local amenities and excellent transport links. A selection of local shops and everyday conveniences are within easy reach, with Morrisons, Farm foods and Londis all located nearby. The property is well served by public transport, with several bus stops within a short walk, providing regular services towards Chester and surrounding areas. Chester railway station is approximately 2.7 miles away, providing rail connections to a range of destinations. For motorists, the location provides easy access to the A55 North Wales Expressway, offering convenient connections towards North Wales, Broughton and the wider motorway network, including the M53 and M56. Chester city centre is also readily accessible, while Broughton Shopping Park provides an extensive range of shops, restaurants and leisure facilities. Overall, Norton Avenue offers a convenient combination of local amenities, public transport and excellent road links, making it a particularly practical location for commuters and families.

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 1st exit onto Grosvenor Road/A483. At the roundabout, take the 3rd exit onto Hough Green/A5104, continue to follow A5104. Turn left onto Sandy Lane, turn left onto Carlton Avenue, turn right onto Norton Avenue and the property will be located by our for-sale board.



ENTRANCE PORCH

6'4 x 3'8

The property is entered through an opaque leaded and

stained-glass UPVC double-glazed door, which opens into the entrance porch. The porch has ceramic tiled flooring, a window to the front elevation, a further window to the side elevation, and a glazed door opening into the reception hall.

RECEPTION HALL

13'5 x 5'8

With stairs rising to the first-floor accommodation, a door opening to the kitchen/diner, and a large open thoroughway to the lounge.



LOUNGE

15'0 x 12'3

With a window facing the front elevation and two radiators.



KITCHEN/DINING ROOM

18'1 x 9'2

The kitchen is fitted with an attractive array of white gloss wall, base and drawer units, complemented by solid wood work surfaces and stainless-steel handles. The work surface houses a stainless-steel single-drainer sink unit with mixer tap. The walls are partially tiled. There is space and plumbing for a washing machine, along with space for a tall fridge freezer and space for an oven, above which is a stainless-steel extractor hood with glass canopy. There is an under stairs storage cupboard housing the Ideal Logic Plus combination boiler. There is also a second built-in storage cupboard, ceramic tiled flooring, a window to the rear elevation, a radiator, and a UPVC double-glazed door opening to the side elevation of the property. An archway leads through to the sitting room.



SITTING ROOM

13'5 x 9'9

A double-aspect room with windows to the side and rear elevations, together with a radiator.



FIRST FLOOR LANDING

Having an opaque window to the side elevation, along with doors opening to three good-sized bedrooms and a three-piece family bathroom suite.



BATHROOM

6'10 x 6'8

The bathroom is installed with a three-piece bathroom suite comprising a panelled bath with mixer tap and shower attachment, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are fully tiled, with a column-style radiator incorporating an integrated heated chrome towel rail, and an opaque window facing the front elevation.



BEDROOM ONE

12'8 x 11'1

With a window facing the front elevation and a radiator.



BEDROOM TWO

11'0 x 9'8

With a window facing the rear elevation and radiator below, loft hatch with access to loft partly boarded with light. .



BEDROOM THREE

8'6 x 8'3 maximum

With wood-grain-effect laminate flooring, a window to the rear elevation, and a radiator.



EXTERNALLY

To the front of the property is ample off-road parking, together with golden gravel and a shrub flower bed. There is also a carport

with outside lighting, offering access to the garage, and a timber gate opening to the rear garden. The rear garden has a paved patio area and is laid mainly to lawn, with slate-chip and shrub borders. It is enclosed by timber fence panels and benefits from an external light and water supply.



TANDEM GARAGE

34'0 x 8'3

With an up-and-over garage door to the front, double timber gates to the side, power and lighting, and a rear door opening into the workshop.

WORKSHOP

8'3 x 7'8

Also having power and lighting, together with an opaque window to the side elevation.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: Band D

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

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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.

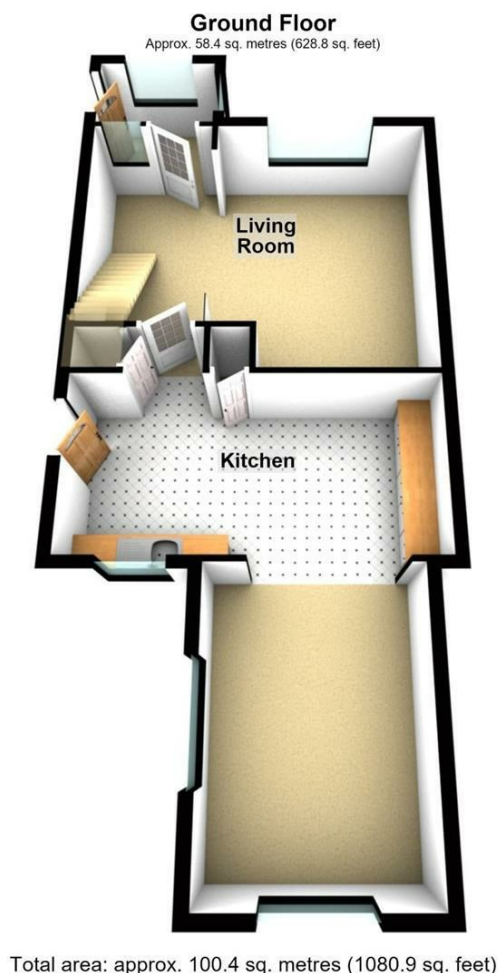
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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