Town & Country
Estate & Letting Agents

Norton Avenue, Saltney

No Onward Chain £250,000

Nestled on Norton Avenue in the popular area of Saltney, this modern semi-detached house offers a delightful blend of comfort and style. Benefiting from UPVC double glazing and gas central heating throughout. Offering adaptable accommodation, off road parking and mature gardens. Viewing is essential to appreciate this lovely family home.

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DESCRIPTION

This light and spacious home is a wonderful opportunity for anyone looking to settle in a friendly community while being just a stone's throw away from the vibrant city of Chester Benefitting from UPVC double glazing and gas central heating throughout. The accommodation comprises of an entrance hall, a welcoming living room with an ornamental fireplace, and a well-appointed kitchen/dining room fitted with a contemporary range of Shaker-style units, complete with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a modern white four-piece family bathroom. Externally, the property offers ample slate-chipped off-road parking to the front, together with a lawned and shrubbed garden and timber side access leading to the rear. The enclosed rear garden enjoys a sunny south-facing aspect and is predominantly laid to lawn, complemented by a raised decked patio, making it an ideal space for outdoor dining and entertaining.

LOCATION

Situated in the popular residential area of Saltney, Norton Avenue, enjoys a convenient location with excellent access to a range of local amenities, including shops, supermarkets, cafés and healthcare facilities, while the nearby Broughton Shopping Park offers an extensive selection of retail, leisure and dining options. The area is well served by a choice of highly regarded primary and secondary schools, making it particularly appealing to families. Chester city centre is just a short drive away, providing an excellent range of shopping, restaurants and rail services, while the A55 offers quick links to Broughton, North Wales, the M53 and M56 motorway networks, making the area ideal for commuters. Regular bus services also provide easy access to Chester and the surrounding areas.

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 HALL

15'0 x 5'4

The property is entered through an opaque UPVC double glazed front door, opening into the entrance hall with wood grain effect laminate flooring. There are stairs rising to the first floor accommodation, a radiator, and doors leading to the living room and kitchen/dining room.

LIVING ROOM

14'9 x 12'1

With a continuation of the wood grain effect laminate flooring from the entrance hall, the living room features an ornamental fireplace with surround, a window overlooking the front elevation with a radiator beneath, creating a bright and welcoming reception room.

KITCHEN/DINING ROOM

18'2 x 8'6

Fitted with a ceramic tiled floor throughout, the kitchen is appointed with an attractive range of Shaker-style wall, base and drawer units, complemented by decorative handles and wood grain effect work surfaces. It incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback.

Integrated appliances include a stainless steel electric oven with an electric hob and extractor hood above, together with an integrated fridge. There is a cupboard housing the Worcester gas combination boiler, an understairs storage cupboard, and an additional built-in cupboard. Further features include recessed ceiling downlights, a radiator, a window overlooking the rear elevation, and UPVC double glazed French doors opening onto the rear decked patio.

DINING ROOM

FIRST FLOOR LANDING

With a window to the side elevation, spindle balustrade, and doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE

13'2 x 10'6

With a window overlooking the front elevation and a radiator beneath.

BEDROOM TWO

10'6 x 11'2

With a window overlooking the rear elevation and a radiator beneath.

BEDROOM THREE

7'4 x 6'9

With a window overlooking the front elevation and a radiator.

BATHROOM

8'6 x 6'8 (max)

The bathroom is fitted with a modern four-piece white suite comprising a corner shower enclosure with dual-head thermostatic shower, a panelled bath with waterfall-style mixer tap, pedestal wash hand basin with waterfall-style mixer tap, and a dual flush low-level WC.
The floor is finished in ceramic tiling, while the walls are fully tiled. Additional features include a radiator, chrome heated towel rail, recessed ceiling spotlights, and an opaque window to the rear elevation.

EXTERNALLY

To the front of the property is a slate-chipped driveway providing off-road parking for several vehicles, alongside a lawned garden with mature shrubs. Timber side access to the left-hand side of the property leads through to the rear garden. Enjoying a lovely sunny south-facing aspect the rear garden is predominantly laid to lawn with well-stocked shrubbed borders. A slightly raised decked patio provides an ideal seating and entertaining area, whilst there is also an outside water supply, external lighting and a timber garden shed. The garden is enclosed by concrete posts with timber fence panels, offering a good degree of privacy.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: C £2,099.83.

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.

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.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

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.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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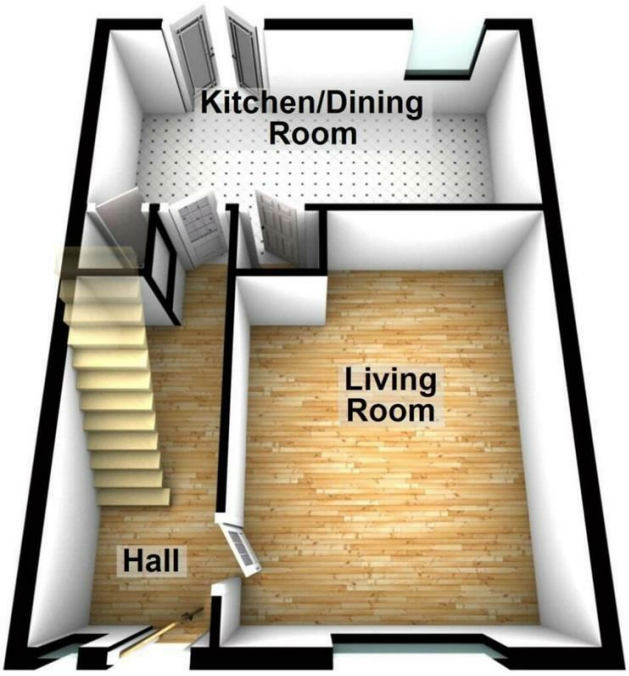
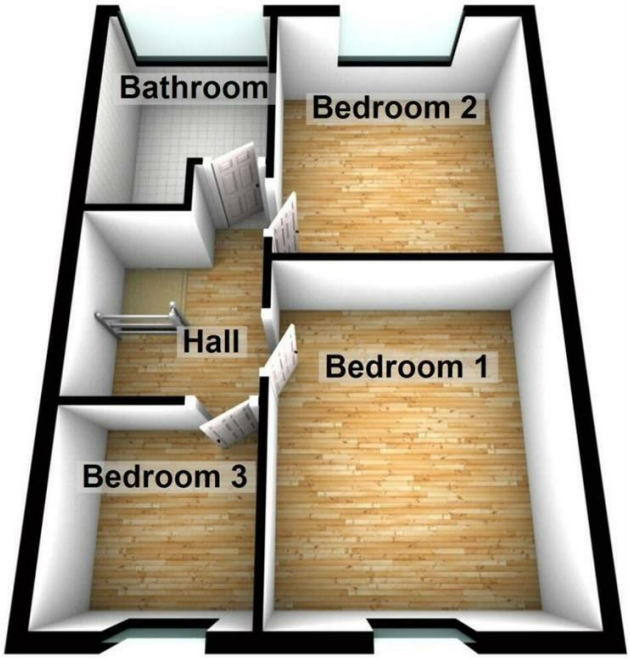
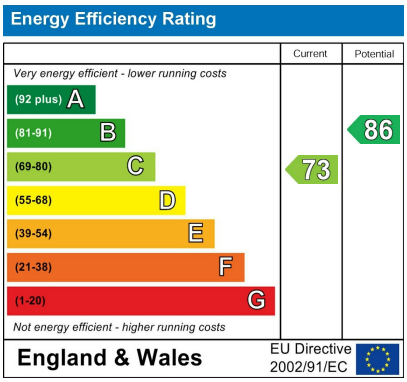
Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.



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