

Town & Country

Estate & Letting Agents

Laburnum Grove, Saltney

Offers In Excess Of £220,000



Tucked away in a quiet cul-de-sac in a popular Chester suburb, this beautifully presented three-bedroom semi-detached home offers stylish, modern living with a warm and inviting feel throughout. Perfect for families, first-time buyers, or those looking to upsize, this property is ready to move straight into and enjoy.

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DESCRIPTION

This well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac, offering excellent access to the city centre, transport links, and local amenities. The property provides a stylish and comfortable living environment, with a modern kitchen opening into a bright orangery, creating a great space for both everyday living and entertaining. Upstairs offers three versatile bedrooms and a contemporary shower room, while a well-appointed ground floor bathroom adds further convenience. Externally, the home benefits from off-road parking and a sunny, enclosed rear garden —ideal for relaxing or socialising. A fantastic opportunity for a range of buyers, this home is ready to move straight into and enjoy.



LOCATION

Situated in a quiet cul-de-sac in a popular Chester suburb, the property is within easy reach of Chester city centre and a wide range of local amenities. Nearby Broughton Retail Park offers convenient shopping and dining options, while the area is well served by local schools and regular bus routes. Excellent road links including the A55 North Wales Expressway and M53 motorway provide easy access to surrounding areas such as Liverpool and Manchester.

DIRECTIONS

From Chester city centre, head south on Lower Bridge Street and turn right onto Castle Street. Proceed to the roundabout and take the first exit onto Grosvenor Road (A483).

At the next roundabout, take the third exit onto Hough Green (A5104) and continue along this road. Turn left onto Victoria Road, then take the next left onto Laburnum Grove, where the property will be found on the right-hand side.

ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed door leading into the entrance hall, featuring woodgrain-effect laminate flooring, a radiator, and stairs rising to the first floor. A door provides access to the living room.



LIVING ROOM

(14'0" x 12'3")

A well-presented living space with woodgrain-effect laminate flooring and a window to the front elevation. Features include a chrome tower column radiator and an attractive fireplace with a slate hearth, housing a cast-iron log burner beneath an oak mantel. Built-in cabinets flank the chimney breast, with shelving above.



KITCHEN

(11'2" x 8'6")

Fitted with a range of woodgrain-effect shaker-style wall and base units with decorative handles, complemented by marble-effect work surfaces and an integrated breakfast bar. Includes a stainless steel 1.5 bowl sink with mixer tap, space for a range cooker with stainless steel extractor hood, integrated fridge/freezer, and slimline dishwasher. Woodgrain-effect laminate flooring continues, with recessed ceiling downlights. A doorway leads to the side hall, and a wide opening leads into the orangery.



ORANGERY

(11'10" x 8'2")

A bright and versatile space with laminate flooring flowing through from the kitchen, a chrome tower radiator, and a uPVC panel ceiling with recessed lighting. Windows overlook the rear garden, and French doors open onto the paved patio.

REAR HALL

With under-stairs storage, laminate flooring, and a uPVC panel ceiling with recessed lighting. Provides access to the bathroom and an external door to the side elevation.



BATHROOM

(5'3" x 4'8")

A stylishly appointed suite with fully panelled walls and ceiling with inset downlights. Comprises a roll-top slipper bath with black freestanding mixer tap and shower attachment, low-level WC, and wash basin set within a vanity unit. Additional features include an opaque window, extractor fan, and chrome heated towel rail.

FIRST FLOOR LANDING

With a window to the side elevation, loft access, and doors leading to all bedrooms and the shower room.



SHOWER ROOM

(9'1" x 3'10")

Fitted with a white three-piece suite including a separate shower enclosure with thermostatic shower, low-level WC, and pedestal wash basin. Partially tiled walls, heated towel rail, extractor fan, and opaque window to the front elevation.



BEDROOM ONE

(11'4" x 8'3")

With a window to the rear elevation and a radiator.



BEDROOM TWO

(8'8" x 8'5")

Also overlooking the rear, with a radiator.



BEDROOM THREE

(9'5" x 9'1" max)

With a window to the front elevation and radiator below.

EXTERNALLY

To the front of the property you have off-road parking for several vehicles, with timber-gated side access to the rear garden. A canopy porch with external lighting sits above the front door.



REAR GARDEN

A sunny, well-maintained garden featuring a large paved patio area, central lawn, and planted shrub borders. Pathways run along either side, leading to two timber sheds at the rear. The garden is enclosed by timber fencing and benefits from an external water supply with a hot and cold tap and lighting.

OUTSIDE UTILITY ROOM

(6'4" x 5'8")

Fitted with grey wall and base units, work surfaces, power and lighting, and space/plumbing for a stacked washing machine and dryer.

SERVICES TO PROPERTY

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

COUNCIL TAX BAND- C

TENURE- Freehold

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.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	