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Estate & Letting Agents

Queens Lancashire Ave, Saighton No Onward Chain £385,000









Ideally suited to modern family living, this well-presented home combines flexible living space, practical storage and sociable entertaining areas, making it an excellent opportunity for a range of buyers. Located within the family friendly Saighton area of Chester, this four-bedroom, three-storey semi-detached home overlooks a pleasant landscaped green and play area, with parking for three cars, a single garage and a secure rear garden. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

An attractive and deceptively spacious three/four-bedroom townhouse, offering versatile accommodation arranged over three floors, including a ground-floor bedroom/study, a generous open-plan kitchen/family/dining room with bi-fold doors opening onto the private, low-maintenance rear garden, and a first floor living room. The property further benefits from a well-appointed principal bedroom with en-suite shower room, fitted wardrobes, a modern family bathroom, and two additional bedrooms. Externally, there is a driveway providing off-road parking for two vehicles, together with a detached single garage and a secure rear garden, overlooks a pleasant landscaped green and play area, with parking for three cars, a single garage and a secure rear garden. This property is perfect for families and alike, located within the popular area within Chester nestled between Huntington & Saighton, family friendly with a co-op convenience store a short walk away. Good commuting links by road, regular bus service into Town, all surrounded by green countryside. Positioned just off the A55 North Wales Expressway and the M53/M56 motorway networks.



LOCATION

Set within the popular Saighton Park development, Queens Lancashire enjoys a setting on the site of the former Saighton Camp army training centre. Just five miles south-east of Chester, Saighton offers a peaceful city-edge setting beside rolling Cheshire countryside. Family homes at the new Westminster Place development sit within welcoming landscaped grounds.

With Chester just a stone throw away, the city provides all you could wish for in the way of shopping, cultural, entertainment and leisure activities plus it offers a unique and rich heritage that stretches back to Roman times; in fact Chester still boasts an impressive Roman city wall and amphitheatre, as well as a fascinating museum, a beautiful 14th century cathedral and a celebrated racecourse.

DIRECTIONS

Proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side which leads into Chester Road. Follow the Chester Road through Huntington and at the new roundabout by the Rake and Pikel take the first exit into Sandy Lane signposted Saighton and Bruera. Then take the first turning left into Highlander Road and follow the road along until Queens Lancashire Avenue is seen on the right hand side.



ENTRANCE HALL

A black composite front door with a diamond-patterned glass panel opens into a neutrally decorated entrance hall with dark oak laminate flooring. White two-panel internal doors, finished with chrome door furniture, lead to Bedroom Four/study, the cloakroom WC, the kitchen/family/dining room and a useful storage cupboard. The cupboard houses the Patterton gas combi boiler and electrical consumer unit, with additional space for coats and shoes.



GROUND FLOOR BEDROOM FOUR/STUDY

5'10" x 8'10"

Features beige carpeting, neutral décor and a white UPVC window overlooking the front green. Further features include a radiator, chrome sockets and switches, and a white pendant light fitting. This room makes an ideal home office, offering a light and airy working environment, conveniently positioned away from the main living areas.

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CLOAKROOM WC

2'9" x 5'10"

The cloakroom WC features neutral décor, a green feature wall and matching dark walnut laminate flooring. Fittings include a compact white Roca basin with mixer tap and mirror above, a Roca WC with concealed cistern, a radiator, white pendant light fitting and ceiling-mounted extractor fan.





KITCHEN/FAMILY/DINING ROOM

12'9" x 23'7"

Designed with sociable living and entertaining in mind, the spacious kitchen/family/dining room measures 3.9m x 7.2m.

The kitchen area (3m x 1.8m) features minimalist, handleless gloss grey wall and base units, a drawer unit, and oak laminate worktops with matching splashback. Integrated appliances include a Zanussi microwave, single fan oven, four-ring gas hob, chimney-style extractor hood and fridge freezer. There is also space for a dishwasher and washing machine.

A single-bowl stainless steel sink with mixer tap, recessed spotlights and heat sensor complete the kitchen. Oak-effect cushioned flooring continues throughout the family/dining area. A particularly useful understairs cupboard offers excellent potential for use as a dedicated food pantry.

The family/dining area (3.9m x 4m) enjoys plenty of natural light, with bi-fold doors opening directly onto the private rear garden. The space features neutral and blush pink décor, two radiators, chrome sockets and switches, and a white pendant light fitting.



FIRST FLOOR LANDING

Beige-carpeted stairs lead to the first-floor landing, with doors opening to the principal bedroom and living room. Further features include a radiator, white pendant light fitting and smoke alarm.



LIVING ROOM

12'1" x 12'9"

Positioned at the rear of the first floor, benefitting from two windows overlooking the garden. Blush décor creates a relaxing atmosphere, complemented by beige carpeting, a radiator, chrome sockets and switches, and a white pendant light fitting.



PRINCIPAL BEDROOM

9'10" x 12'9"

The light and airy principal bedroom is situated at the front of the property, enjoying two windows overlooking the green and play area. The room benefits from fitted wardrobes with double mirrored sliding doors and a private en-suite shower room.

Neutral décor and beige carpeting are complemented by a white pendant light fitting, radiator, chrome sockets and light switches, and a Virgin Media fibre broadband access point.



EN-SUITE SHOWER ROOM

6'10" x 4'7"

Featuring a white Roca wall-hung basin with mixer tap and a WC with concealed cistern. A generous four-foot shower enclosure with glass sliding doors houses a thermostatic shower and is fully tiled in attractive beige stone-effect tiles.

A chrome heated towel radiator adds a touch of luxury, while recessed spotlights, a ceiling-mounted extractor fan and oak-effect cushioned flooring complete the room. An opaque-glass side-facing window overlooks the driveway, providing natural light while maintaining privacy.



SECOND FLOOR LANDING

A beige-carpeted staircase leads to the second-floor landing, with doors providing access to Bedrooms 2 and 3 and the family bathroom. There is also access to the loft space, along with a white pendant light fitting and smoke alarm.



BEDROOM TWO

12'1" x 11'1"

Situated at the rear of the property, the second bedroom benefits from built-in cream gloss wardrobes with four doors and internal hanging rails. A separate built-in cupboard houses the hot water storage tank. A large Velux roof window set into the sloping ceiling allows plenty of natural light into the room. Pink-painted walls and matching pink skirting boards create a distinctive finish, complemented by chrome sockets and light switches, and a radiator.



BEDROOM THREE

12'9" x 7'10"

Situated at the front of the property, bedroom three features a sloping ceiling with a Velux roof window. An additional white UPVC window overlooks the green and play area, providing further natural light. Blush-painted walls create a relaxing atmosphere, complemented by chrome sockets and light switches, a white pendant light fitting and radiator.



VIEW FROM BEDROOM THREE



FAMILY BATHROOM

5'6" x 7'2"

Nestled between Bedrooms two and three, the family bathroom suite comprises a white bath with overhead shower and mixer tap, a Roca wall-hung basin with mixer tap, and a WC with concealed cistern. The room is finished with large-format light grey wall tiles, white painted walls, a chrome heated towel radiator and oak-effect cushioned flooring. A white UPVC window provides natural light, while recessed spotlights, an extractor fan and mirrored vanity wall unit complete the room.

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DETACHED SINGLE GARAGE

9'10" x 19'0"

The detached single garage features a black up-and-over door, a small consumer unit, lighting and power points, together with useful open-roof storage.





EXTERNALLY

A buff-coloured paved pathway leads to the black composite front door, with golden gravel to either side providing attractive, low-maintenance landscaping.

To the side, a tarmac driveway provides parking for two vehicles and leads to the detached single garage. There is also access to the electricity and gas meter cabinets, along with an external water tap.

The enclosed rear garden is secured by brick walls and wooden feather-edge fencing, with a convenient side gate providing access to the tarmac driveway.

The garden is predominantly laid to artificial grass, complemented by buff-coloured paving slabs and an attractive raised wooden decking area, creating an ideal space for outdoor dining and entertaining. This well-maintained garden is perfect for those seeking a private, sociable outdoor space with the benefit of low-maintenance landscaping.

SERVICES

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

Tenure: Freehold

Please Note: There is an annual estate service fee of approximately: £194.00 .

Council Tax Banding: E

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.

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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.

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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.

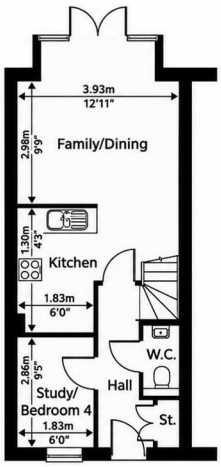
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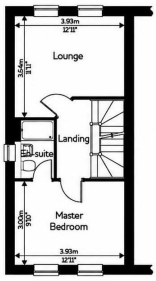
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Ground Floor

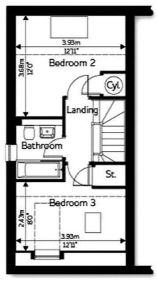


Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed.

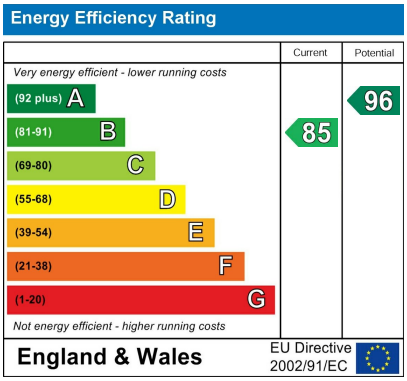


Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed.

Second Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. – – – Indicates 2.25m head height.



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 most 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.