

Town & Country

Estate & Letting Agents

Park Avenue, Saltney

Offers In Excess Of £150,000



Available with no onward chain. This three-bedroom semi-detached house is in need of modernisation, benefitting from both gas central heating along with UPVC double glazing. Having the advantage of off-road parking, gardens, and a brick outbuilding. Located within the popular suburb of Saltney offering easy access to the Chester city centre as well as the local motorway networks, Broughton retail park and host of day-to-day amenities. Viewing is essential to appreciate the potential of this property.

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DESCRIPTION

This semi-detached house presents a wonderful opportunity for those looking to create their dream home or to invest into a property with potential. While the property needs some modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The internal accommodation comprises of an entrance hall, living room, a convenient downstairs bathroom and side hallway. The first-floor landing offers access to all three bedrooms. Externally to the front of the property double timber gates open to paved off-road parking alongside lawned and shrub garden with timber side access leading to the rear whether there is a brick out building timber shed and gardens.



LOCATION

Park Avenue is located within the popular district of Saltney approximately 10 minutes travelling distance of Chester City centre and convenient for the Chester Business Park, the A55 Chester southerly by pass and Broughton Retail Park with its Tesco Superstore and range of High Street shopping outlets. Local schooling is also available within the area for primary, nursery and secondary education. Saltney has a range of excellent facilities including Morrison's and Asda supermarket.

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 Park Avenue and the property will be located by our for-sale board.

ENTRANCE HALL

The property is entered through a glazed timber-panel front door, which opens into an entrance hall with stairs rising to the first-floor accommodation and a door leading to the living room.



LIVING ROOM

13'9 x 13'2

With a window to the front elevation and a radiator below.



KITCHEN

10'7 x 8'0

Fitted with a range of wall and base units with work surfaces, housing a stainless steel single drainer sink unit.

There is space and plumbing for a washing machine, partially tiled walls, and two windows to the rear elevation.

SIDE HALLWAY

With a door opening to an under stairs storage cupboard, a second door leading to the bathroom, and a glazed door providing access to the side of the property.



BATHROOM

5'5 x 4'8

Fitted with a coloured three-piece suite comprising a panelled bath with electric shower over, low-level WC, and pedestal wash basin. Partially tiled walls and an opaque window to the rear elevation.

FIRST FLOOR LANDING

With a window to the side elevation, access to the loft, and doors opening to all three bedrooms.



BEDROOM ONE

14'2 x 9'4

With a built-in wardrobe, window to the front elevation, and radiator below.



BEDROOM TWO

14'2 x 9'4

With a built-in wardrobe, window to the front elevation, and radiator below.



BEDROOM THREE

8'6 x 8'6

With a window to the rear elevation and radiator below.



EXTERNALLY

To the front of the property, double timber gates open onto paved off-road parking, set alongside a lawned and shrubbed garden. Timber side gates provide access to the rear garden, which features a brick outbuilding, a timber shed, and further gardens—mainly laid to lawn—with fenced and hedged boundaries and rose trees



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SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: C £1,997.00

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.

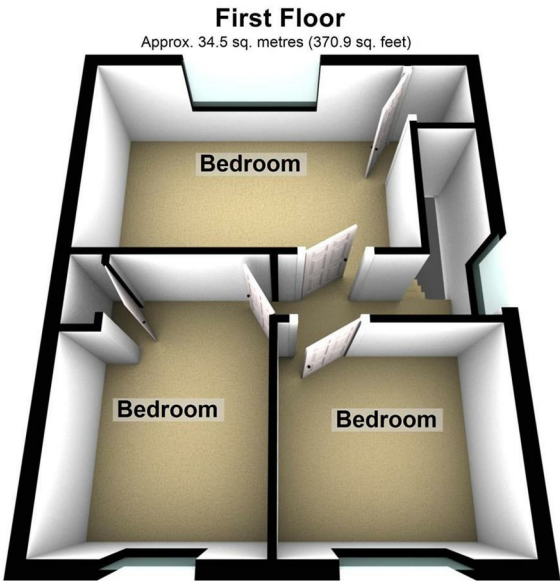
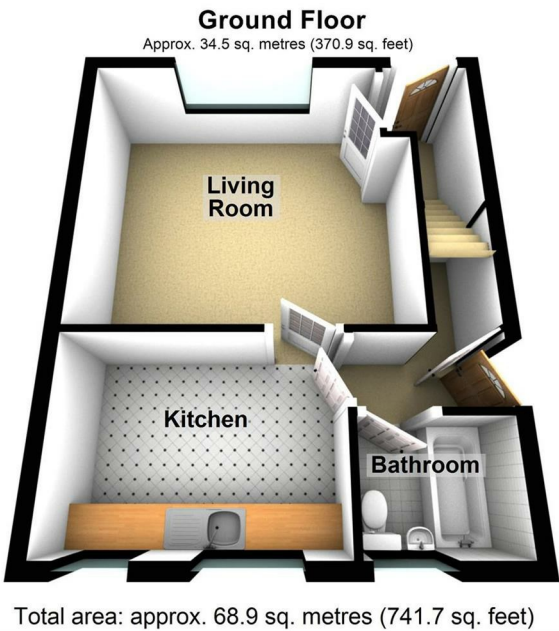
SUBMIT AN OFFER

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.

