

Town & Country

Estate & Letting Agents

Church Lane, Backford

£275,000



Nestled in the charming area of Backford, this beautifully presented home offers a delightful blend of comfort and modern living. The property boasts an attractive outlook over a communal green, providing a serene environment to enjoy. This property not only offers a comfortable living space but also a wonderful community atmosphere, making it an excellent choice for those looking to settle in a friendly neighborhood. With its modern features and thoughtful design, this home is ready to welcome its new owners.

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DESCRIPTION

Positioned in a highly desirable location with an attractive open outlook to the front, this beautifully maintained and tastefully upgraded three-bedroom home offers stylish, light-filled accommodation perfectly suited to modern family living. Benefiting from UPVC double glazing and gas central heating throughout, the property combines contemporary finishes with practical design, all within easy reach of the city centre, Cheshire Oaks, motorway networks and local retail parks.



LOCATION

Backford is a highly desirable semi-rural village located just a few miles north of Chester, offering peaceful countryside surroundings while remaining exceptionally well connected. The area is popular with families and professionals due to its proximity to well-regarded primary and secondary schools in nearby Upton and Mollington, as well as easy access to extensive shopping and leisure facilities in Chester city centre and at Broughton Retail Park. Backford benefits from regular bus services into Chester, convenient access to Chester railway station for regional and national travel, and excellent road links via the A41, with the M56 motorway and M53 motorway both just a short drive away, making it ideal for commuters seeking a balance of village living and modern convenience.

DIRECTIONS

From Lower Bridge Street, head south and turn right onto Castle Street. At the roundabout, take the 2nd exit onto A5268, then at the next roundabout take the 1st exit onto A5116. Continue onto Liverpool Road (A5116), staying on it for around 3 miles. Bear left onto A41, then turn right onto Church Lane and follow it to 38 Church Lane, Backford.



ENTRANCE HALL

12'7" x 4'4"

The property is entered via an opaque composite double-glazed front door opening into the entrance hall, featuring woodgrain-effect flooring and a window to the front elevation with a radiator below. Doors lead to the living room and dining room, and there is a fitted cloak/store cupboard.



LIVING ROOM

14'5" x 11'6"

A spacious reception room with provision for a wall-mounted television, two radiators, and UPVC double-glazed French doors opening out to the rear garden. A superb principal reception space featuring two radiators and UPVC double-glazed French doors opening directly onto the rear garden — creating a seamless flow between indoor and outdoor living, ideal for entertaining or relaxing with family.



DINING ROOM

10'9" x 9'9"

With a continuation of the woodgrain-effect flooring from the entrance hall, this dining room features a window to the front elevation with a radiator below and an open throughway leading into the kitchen.



KITCHEN

12'8" x 7'8"

The kitchen is fitted with an attractive range of contemporary grey wall and drawer units complemented by light woodgrain-effect work surfaces incorporating a single drainer sink unit with mixer tap. Integrated appliances include: Double oven, Hob with extractor hood, Dishwasher, Washing machine and a Fridge/freezer.

The kitchen also benefits from ceramic tiled flooring, a window to the rear elevation, a radiator, recessed ceiling downlights, and a UPVC double-glazed door opening into the conservatory.



CONSERVATORY

8'2" x 6'4"

A valuable addition to the ground floor, the conservatory offers further versatile living space with garden views and direct access outside — perfect as a snug, playroom, or home office.

FIRST FLOOR LANDING

With a radiator, loft access, and a window to the rear elevation. There is a built-in cupboard housing the

Glow-worm gas combination boiler. Doors lead to three bedrooms, the family bathroom, and a separate WC.



PRINCIPLE BEDROOM

11'7" x 11'0"

A generous double bedroom with built-in wardrobes and delightful views over the communal green.



BEDROOM TWO

10'9" x 9'3"

Another well-proportioned bedroom enjoying the same attractive front outlook.



BEDROOM THREE

9'0" x 7'7"

Currently utilized as a sitting room, this versatile third bedroom overlooks the rear garden and would equally suit use as a nursery, dressing room, or home office.



BATHROOM

7'7" x 5'4"

The stylish three-piece white suite comprises a P-shaped bath with mixer tap, Dual-head thermostatic shower with curved screen, Vanity unit with mixer tap, Dual flush WC. Finished with partial wall tiling, woodgrain-effect flooring, chrome heated towel rail, and rear-facing window. A separate WC further enhances practicality for busy households.



W/C

A separate first floor W/C, beautifully presented and perfect for convenience



EXTERNALLY

To the front, the property enjoys generous brick block off-road parking, complemented by a low-maintenance artificial lawn and established border hedging. The pleasant outlook across the communal green enhances the sense of space and kerb appeal.

The rear garden is designed with ease of upkeep in mind, featuring an artificial lawn, paved patio seating area, and pathways — creating an ideal space for summer entertaining. Additional benefits include timber

and aluminium sheds, external lighting, power supply, water tap, and gated rear access.

SERVICES TO PROPERTY

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

TENURE- FREEHOLD

COUNCIL TAX- B

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.

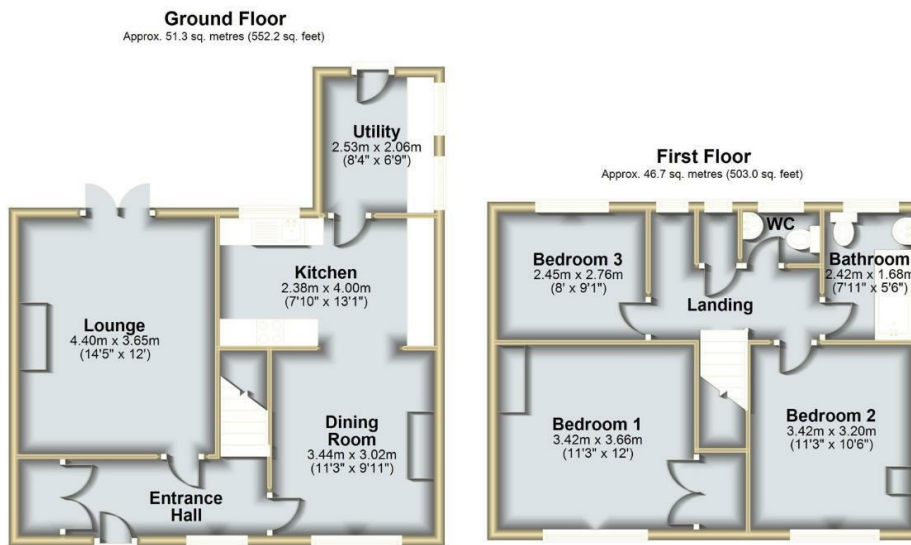
SUBMIT AN OFFER

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 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.

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	