Town & Country
Estate & Letting Agents

Athena Grove, Chester

£335,000









Welcome to this modern three-bedroom semi-detached home. This property is nestled within a sought-after development, offering excellent access to Chester city centre, Chester Business Park, and major motorway networks, making it an ideal choice for commuters. The property features three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, ensuring privacy and convenience. A modern family bathroom and a ground floor cloakroom WC add to the practicality of this home. With UPVC double glazing and gas central heating throughout, comfort and energy efficiency are assured. The property is well presented and ready for you to move in, making it an excellent opportunity for first-time buyers, families, or professional couples. Additionally, the convenience of local schools, supermarkets, and amenities nearby enhances the appeal of this lovely home. Do not miss the chance to make this charming property your own in the heart of Chester.

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DESCRIPTION

This sought-after modern development property offers excellent access to Chester city centre, motorway networks, and a wide range of local amenities and facilities.

Beautifully presented throughout, this three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating and briefly comprises: entrance hall with cloakroom WC, living room with French doors opening onto the garden, and a contemporary kitchen/dining room fitted with gloss white units and integrated appliances. To the first floor are three bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom.

Externally, the property enjoys twin off-road parking spaces, front lawned gardens, and an enclosed south-west facing rear garden laid mainly to lawn with a paved patio seating area.



LOCATION

Athena Grove forms part of a modern residential development situated to the south of Chester in the popular Handbridge/Westminster Park area. The property enjoys a convenient position with excellent access to Chester city centre, the A55, M53 and M56 motorway networks, making it ideal for commuters.

A wide range of local amenities, schools, supermarkets and leisure facilities are available nearby, together with riverside walks and green spaces. Chester Business Park and Chester railway station are also within easy reach, offering regular rail services to major cities including Liverpool, Manchester, Birmingham and London.

Overall, the location combines the convenience of city living with a quieter suburban setting, making it particularly attractive to families and professionals alike.

DIRECTIONS

Proceed south along Lower Bridge Street before turning right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road/A483 and continue through the next roundabout onto Wrexham Road/A483. After approximately 1.5 miles, turn right onto Roman Crescent and then left onto Athena Grove, where the property will be found on the right-hand side.



ENTRANCE HALL

10'4" x 6'7"

An opaque double-glazed composite entrance door opens into the hallway, which features a radiator, a useful cloaks/storage cupboard, stairs rising to the first-floor accommodation, and doors leading to the kitchen/dining room, living room, and cloakroom WC.



CLOAKROOM W/C

5'10" x 3'1"

Fitted with a dual-flush low-level WC and a pedestal wash hand basin with mixer tap and tiled splashback.



KITCHEN/DINING ROOM

16'5" x 9'5"

A bright double-aspect room with windows to the front and side elevations and two radiators. The kitchen is fitted with a contemporary range of gloss white wall, base, and drawer units complemented by stainless steel handles and grey woodgrain-effect work surfaces. Incorporated within the design is a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, extractor hood, fridge/freezer, and slimline dishwasher.



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LIVING ROOM

16'5" x 9'5"

Another double-aspect room featuring a window to the front elevation, a radiator, and UPVC double-glazed French doors opening onto the rear garden. The garden enjoys a sunny south-west facing orientation and is predominantly laid to lawn with a paved patio area, all enclosed by timber fencing.

FIRST FLOOR LANDING

With access to the loft space, radiator, and doors leading to the bathroom and all three bedrooms.



BATHROOM

6'7" x 5'6"

Appointed with a modern white three-piece suite comprising a panel bath with mixer tap, electric shower and folding shower screen, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. The walls are partially tiled and there is a radiator together with an opaque window to the front elevation.



PRINCIPAL BEDROOM

12'1" x 9'6"

Featuring windows to the front and side elevations, radiator, and door leading to the en-suite shower room.

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EN-SUITE SHOWER ROOM

9'7" x 3'9"

Fitted with a separate shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin. Partially tiled walls and radiator.



BEDROOM TWO

9'9" x 9'6"

With windows to the front and side elevations and radiator.



BEDROOM THREE

9'9" x 6'7"

With window to the side elevation and radiator, currently utilised as an office/dressing room.

EXTERNALLY

To the front of the property there is a predominantly lawned garden, together with twin off-road parking spaces and a paved pathway leading to the main entrance door and continuing along the side of the property through a timber gate to the enclosed rear garden. A canopy sits above the front door with a courtesy light positioned to the left-hand side.



REAR GARDEN

The enclosed garden enjoys a sunny south-westerly facing orientation and is predominantly later on with a paved patio area.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
COUNCIL TAX - Band D
TENURE- Leasehold -
The lease is 125 years from 23/12/2022 paid through Sage Homes Rental is £273 a month to Sage which covers my ground rent (they pay RMG) and all other costs related to the 25% property ownership they have.
The vendor is currently in the prosses of staircasing the property to the full 100% to purchase the free hold. Once the property is Freehold the only additional cost is £170 annual fee to RMG that covers the ground areas, new development of roads, and park areas plus football 4G pitch

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.

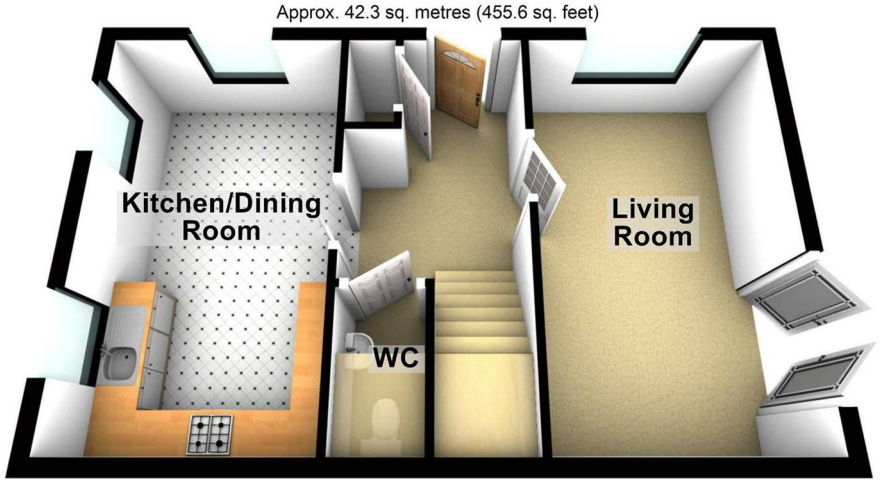
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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Ground Floor

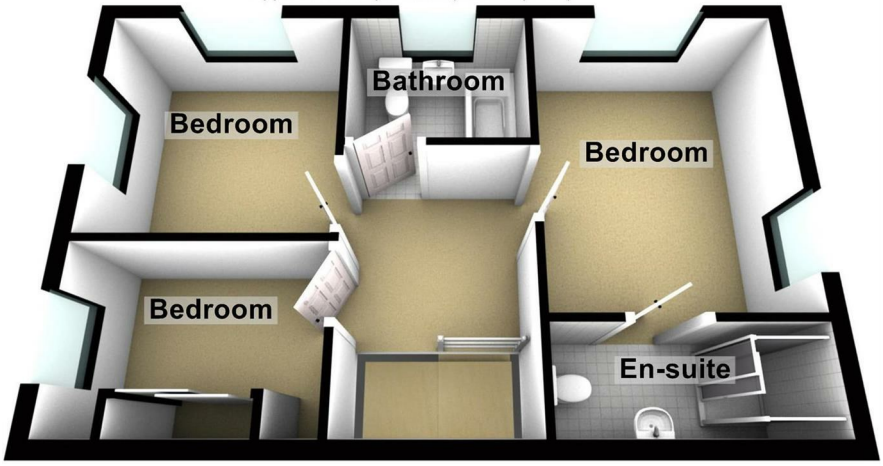
Approx. 42.3 sq. metres (455.6 sq. feet)

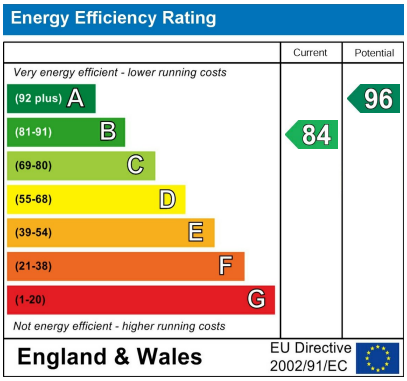


Total area: approx. 84.7 sq. metres (911.3 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)





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.