Town & Country

Estate & Letting Agents

Lincoln Drive, Newton

Offers In Excess Of £280,000









Nestled within Lincoln Drive in Newton, this traditional extended 1930s semi-detached house offers a delightful blend of character and modern living. Having the advantage of three bedrooms, two inviting reception rooms, and a bathroom & separate W.C. A standout feature of this property is the southwest facing mature established rear garden, the driveway and detached garage. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

Lincoln Drive, Newton

Town & Country
Estate & Letting Agents

DESCRIPTION

This 1930s period home is situated within one of Chester's most sought-after suburbs; this semi-detached house is predominantly double glazed and benefits from gas central heating. The accommodation comprises an entrance hall, a living room with bay window to the front elevation, an extended dining/sitting room and extended kitchen. To the first floor, there are three bedrooms, a bathroom and separate WC. Externally, there is a small front garden with paved pathways and a driveway leading alongside the property to the garage and rear garden. The rear garden enjoys a lovely south-westerly-facing orientation and is predominantly laid to lawn, with a variety of established plants, shrubs and trees.
With its prime location and lovely features, this property is a must-see for anyone looking to settle in Chester.



LOCATION

Lincoln Drive is situated within the popular residential area of Newton, to the north of Chester city centre. The property is conveniently positioned for a range of local amenities, including shops, cafés and everyday services at Kingsway, while excellent nearby schooling includes Upton-by-Chester High School and local primary schools. There are regular bus services close by, with Chester railway station approximately 1.1 miles away, providing excellent links to Liverpool, Manchester and beyond. Chester city centre is also readily accessible, offering an extensive range of shopping, dining, leisure and cultural facilities.

DIRECTIONS

From our Chester branch, head north-east towards Grosvenor Street and continue onto Nicholas Street. At the roundabout, take the exit onto St Oswald's Way and continue towards Hoole Road. Proceed along Hoole Road, turning onto Newton Lane. Continue into Newton and turn into Lincoln Drive, the property will be located by our For sale Sign.

ENTRANCE HALL

12'0" x 5'3"

Accessed through a timber-panelled front door, the entrance hall has an opaque single-glazed window to the side elevation, a radiator and stairs rising to the first-floor accommodation. There is also a useful storage cupboard with a side-facing window beneath the stairs, together with doors opening to the living room, extended dining/sitting room and kitchen.



LIVING ROOM

11'2" x 12'7"

Having a bay window to the front elevation with a radiator beneath, together with an ornamental fireplace, picture rail and ceiling moulding.



DINING/SITTING ROOM

20'6" x 10'5"

This extended room features a ceiling moulding, together with a window overlooking the rear elevation and a radiator beneath.



KITCHEN

14'8" x 6'2"

The kitchen is fitted with a range of pine wall and base units with marble-effect work surfaces, incorporating a stainless-steel double-bowl sink unit with mixer tap. There is a built-in double oven and hob, together with space and plumbing for a washing machine. Two windows face the side elevation, whilst a double-glazed rear door provides access to the rear garden.

FIRST-FLOOR LANDING

Having a single-glazed opaque window to the side elevation, pine-panelled ceiling with a retractable loft ladder and doors opening to three bedrooms, bathroom and separate WC.



BATHROOM

6'8" x 5'8"

Fitted with a coloured two-piece suite comprising a panel bath with electric shower over and a pedestal wash hand basin. The walls are fully tiled, and there is an airing cupboard together with a window facing the rear elevation.



W.C

Separate W.C downstairs, housed within a unit, with tilled floors, walls and a window.



BEDROOM ONE

12'6" x 9'4"

This principal bedroom is fitted with a range of furniture comprising wardrobes with sliding mirrored doors running along the length of one wall and leading to a corner dressing table. To either side of the bed are bedside cabinets and corner units, with luggage cupboards above. A window faces the front elevation with a radiator beneath.



BEDROOM TWO

11'3" x 10'0"

Having a fitted double wardrobe with luggage cupboards above, together with a dressing table. A window faces the rear garden with a radiator beneath.

BEDROOM THREE

6'5" x 6'4"

Having a window facing the front elevation, radiator and fitted shelving.



EXTERNALLY

To the front of the Lincoln Drive is a shrubbed garden with golden gravel, together with a paved pathway leading to the front door and continuing alongside the property to the garage and timber access to the rear garden. The rear garden enjoys a wonderful south-westerly-facing orientation and is predominantly laid to lawn, with a variety of established plants, shrubs and trees to the borders. There are also two timber sheds, with fenced boundaries to the right-hand side and rear. Double timber gates provide useful side access.



GARAGE

19'4" x 9'7"

Accessed from the front through opaque single-glazed double timber doors, with an opaque-glazed window to the side and rear elevations. There is also timber side access, together with power and lighting.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax: Band C

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.

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.

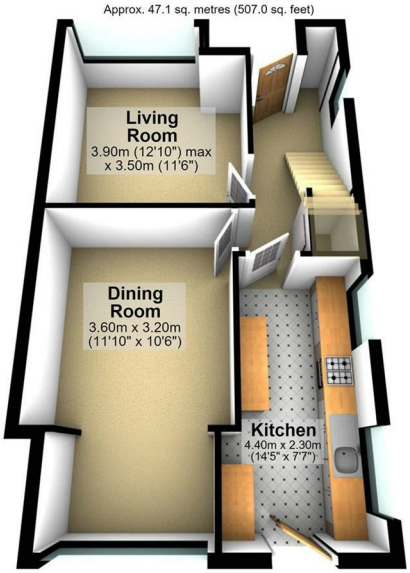
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Town & Country
Estate & Letting Agents

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com
TEL: 01244 403900

Ground Floor

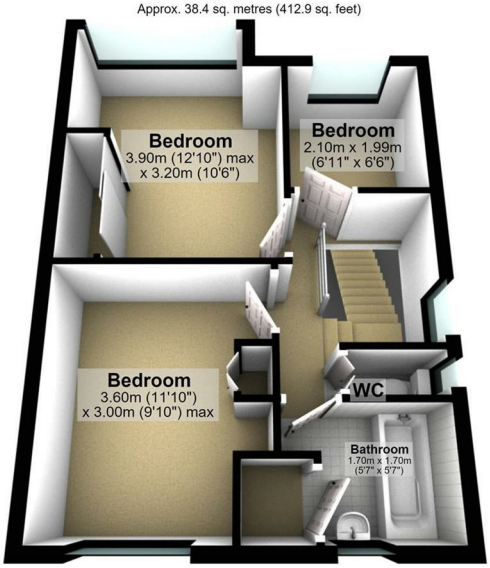
Approx. 47.1 sq. metres (507.0 sq. feet)

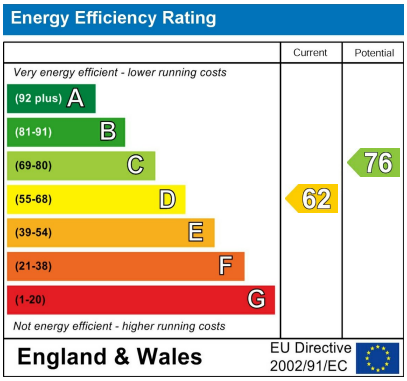


Total area: approx. 85.5 sq. metres (919.9 sq. feet)

First Floor

Approx. 38.4 sq. metres (412.9 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.