

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

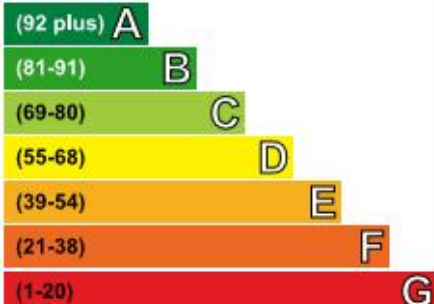
Contact Details

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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
50	85

VIEWING ARRANGEMENTS

Strictly by appointment only with HOMESALE. Tel No 01244 313900 or EMAIL sales@homesaleofchester.co.uk

SERVICES

We have not tested appliances, central heating or services, as we are not qualified to do so. Purchasers are therefore advised to undertake their own independent tests should they consider necessary before finalising their offer to purchase.

DISCLAIMER

These particulars are intended to give a fair and correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All description, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Overleigh Terrace | Handbridge | Chester | CH4 7JR

£189,950

Delightful end-terraced cottage in secluded location. Comprising large lounge/dining room and fitted galley kitchen to the ground floor. Two bedrooms and bathroom to first floor. Gas central heating. Enclosed yard area to rear. Viewing highly recommended. EPC rating E.

- End-terrace cottage
- Two bedrooms
- Secluded position in sought after location
- EPC RATING E



Property Description

Location

The property occupies a secluded position within the highly sought after location of Handbridge. Handbridge offers a wide range of amenities locally and, additionally, affords easy access to the historic city of Chester as well as to the scenic River Dee. Chester Business Park is a short drive away and access is available to the local M53/M56 motorway networks and north Wales via the north Wales Expressway.

What the vendor loves

"I love the location and would ideally like to stay in the area as, in my view, it's perfect. Access to the city is easy but I have the best of both worlds with how secluded the position of this property is. I simply need more space which is why I have decided to sell."

Lounge / Dining Room

23' 9" x 11' 10" max (7.26m x 3.62m max) Solid wood stable door with cast iron furnishings opens into a spacious lounge/dining room. Leaded windows to front and rear elevations. Stairs rising to first floor accommodation (from dining area). Natural wood skirting, architraves and feature exposed wooden beams to ceiling and walls. Dado rail. Feature fireplace with brick surround and stone tiled hearth housing coal effect living flame gas fire. TV aerial socket. Two double panel radiators. Under stairs storage cupboard. Natural wood folding door opens to:

Kitchen

15' 8" x 6' 5" (4.80m x 1.98m) Two windows to side elevation. Half-glazed courtesy door to side elevation giving access to the rear yard. Fitted with a range of wood

fronted wall, drawer and base units. Display shelving. Tiled work surface. Inset black moulded sink unit with matching drainer and mixer tap. Integrated electric oven and four ring gas hob with concealed extractor hood over and exposed brick surround. Integrated fridge and separate freezer. Space and plumbing for washing machine. Tiled floor. Wood panelled ceiling with exposed feature beam. Tiling to splash back areas. Single panel radiator.

Stairway

Natural wood skirting. Natural wood banister and balustrade with exposed spindles.

Landing

Loft access. Wireless boiler control panel. Single panel radiator.

Master Bedroom

11' 11" x 11' 10" (3.64m x 3.63m) Leaded window to front elevation. Natural wood skirting. Recess with shelf and hanging rail. TV aerial socket. Double panel radiator.

Bedroom Two

6' 10" x 6' 5" (2.10m x 1.96m) Leaded window to side elevation. Single panel radiator.

Bathroom

11' 6" x 4' 3" (3.53m x 1.31m) Leaded window to rear elevation. Tiled floor. Fitted with a white three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower unit over and tiled surround. Wall mounted central heating boiler. Dado rail. Single panel radiator.

Exterior (Rear)

Enclosed rear yard with raised patio area. Timber storage shed. Rear access gate to rear lane.

Directions

From our office, continue along Christleton Road to the roundabout. Take the left hand slip road - Grosvenor Park Road - and follow this past the amphitheatre to the traffic lights. Turn left on to Lower Bridge Street. Cross the Old Dee Bridge into Handbridge and take the third turning on the right into Browns Lane. Follow the road round and take the fourth turning on the right into Overleigh Terrace. The property is located on the left hand side.

