



ALLINGTON PLACE, HANDBRIDGE, CHESTER

A well presented two bedroom end terrace property in a prime location within a short walk of Chester City Centre. The property has been modernised and well maintained throughout with 2 bedrooms and good sized reception space. Landscaped garden and large paved driveway. No Onward Chain.

£255,000 Freehold | Superbly Presented End Terrace In Prime Handbridge Location



FEARNALLS
The Chester Estate Agents



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Note: We believe the roof covering and gutters are largely original and may require some remedial works, this has been factored in to the asking price and we ask buyers to consider this when submitting offers.

The house offers a good balance of living accommodation which has been maintained to a high standard throughout. There is a well proportioned living room with large window to the front drive. There is a useful store room under the stairs. Beyond the lounge there is a well appointed kitchen which is fully fitted with wall and base units along with a well designed breakfast bar. There is also a downstairs W.C. just off the kitchen.

At first floor level there is a large principal bedroom complete with a wardrobe along with pleasant aspect to the front. Bedroom two is also a good sized room with view to the garden. Both rooms are served by a well presented bathroom which has both bath and shower.

The garden is equally as impressive with recently fitted decking at the rear which enjoys the favourable orientation and plenty of sunlight into the afternoon. There is also a lawn and clearly defined boundary fence. There is access between the front and back garden via a side gate. The driveway is fully paved and offers generous parking space for multiple vehicles as well as giving the property a pleasant kerb appeal. The house is within walking distance of the local shops and high street in Handbridge as well as the City Centre. There are views over the meadows and a selection of walking and cycling routes nearby.

The south of the River Dee is widely regarded as the most sought-after location in Chester with riverside walks, tree lined residential areas and a fine selection of local shops and schooling all within walking distance to and from the city centre. The suburban areas of Curzon Park, Queens Park and Handbridge are particularly popular being so well situated for all the attractions that Chester has to offer.

The historic city of Chester is renowned for its charm and character including the Roman Walls, River Dee and Rodee racecourse. The city centre offers a huge variety of shopping and leisure facilities encompassing the famous 'rows' shopping area with bars and restaurants to suit almost every occasion and taste!

Council Tax Band: B
Tenure: Freehold

- No Onward Chain
- Two Bedroom End Terrace In Handbridge
- Superbly Presented Throughout
- West Facing Garden with Patio
- Range Of Spacious Accommodation
- Very High Standard Of Finish
- Driveway Parking
- Short Stroll To Chester City Centre

Buyers Notice:
NO ONWARD CHAIN

Note 1

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remedial works, this has been factored in to the asking price and we ask buyers to consider this when submitting offers.

Hall w: 4' 4" x l: 3' 10"

Lounge w: 13' 8" x l: 12' 10"

Measurements are maximum

Kitchen With Breakfast Area w: 13' 8" x l: 8' 9"

WC w: 2' 11" x l: 5' 4"

Store Room w: 2' 7" x l: 4' 11"

Under stairs store room

FIRST FLOOR:

Bedroom One w: 16' 2" x l: 9' 3"

Measurements are maximum

Bedroom Two w: 7' x l: 12' 5"

Bathroom w: 8' 11" x l: 8' 7"

Landing w: 8' 1" x l: 3' 1"

Council Tax Band

Using Gov.uk online information we are advised that the council tax band is: B

Stamp Duty Land Tax

Calculated at the asking price and purchased as a main residence the Stamp Duty Land Tax due will be £0

First Time Buyers: £0

Please Note:

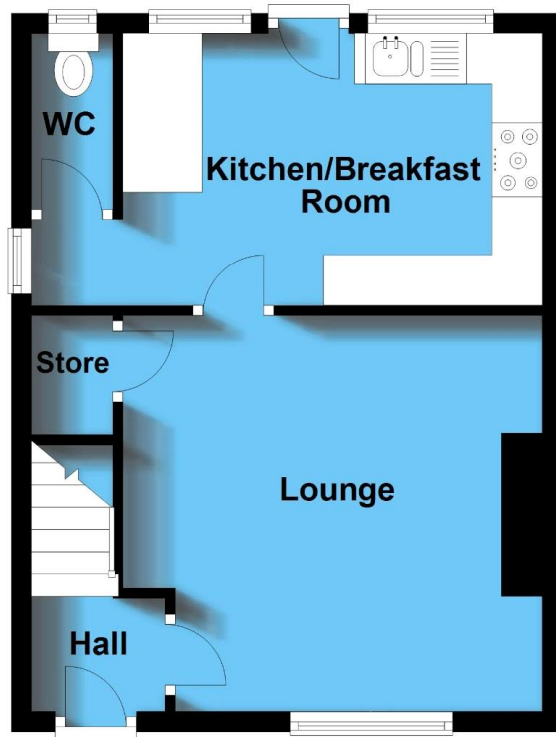
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- (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact.
- (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings.
- (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact.
- (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole responsibility of the buyer.

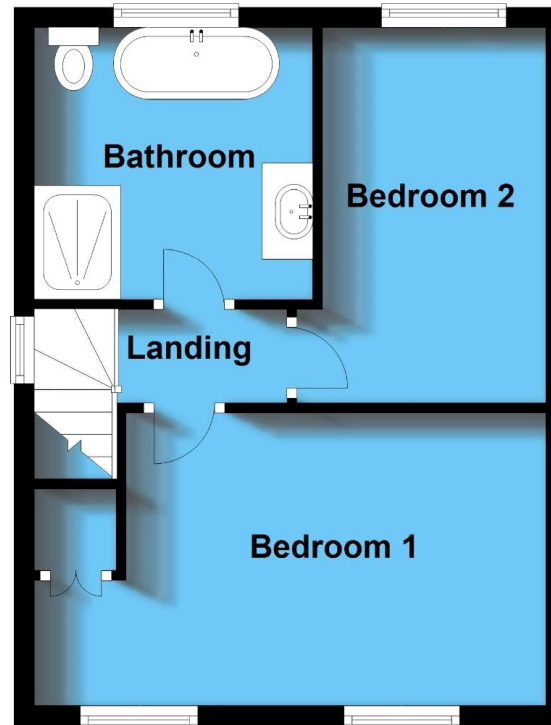
Want To Move But Need To Sell?

If you are interested in this property but need to sell your own home, Fearnalls would be delighted to discuss how we can help. Please contact us for further information to arrange a free, no obligation appraisal of your home. We are available seven days a week and late into the evening so contact us at a time that suits you.

Ground Floor



First Floor



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

Floor plans are for illustration purposes only, not to scale. Gross floor area is approximate.
Plan produced using PlanUp.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	86
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.	

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Viewing by appointment only
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