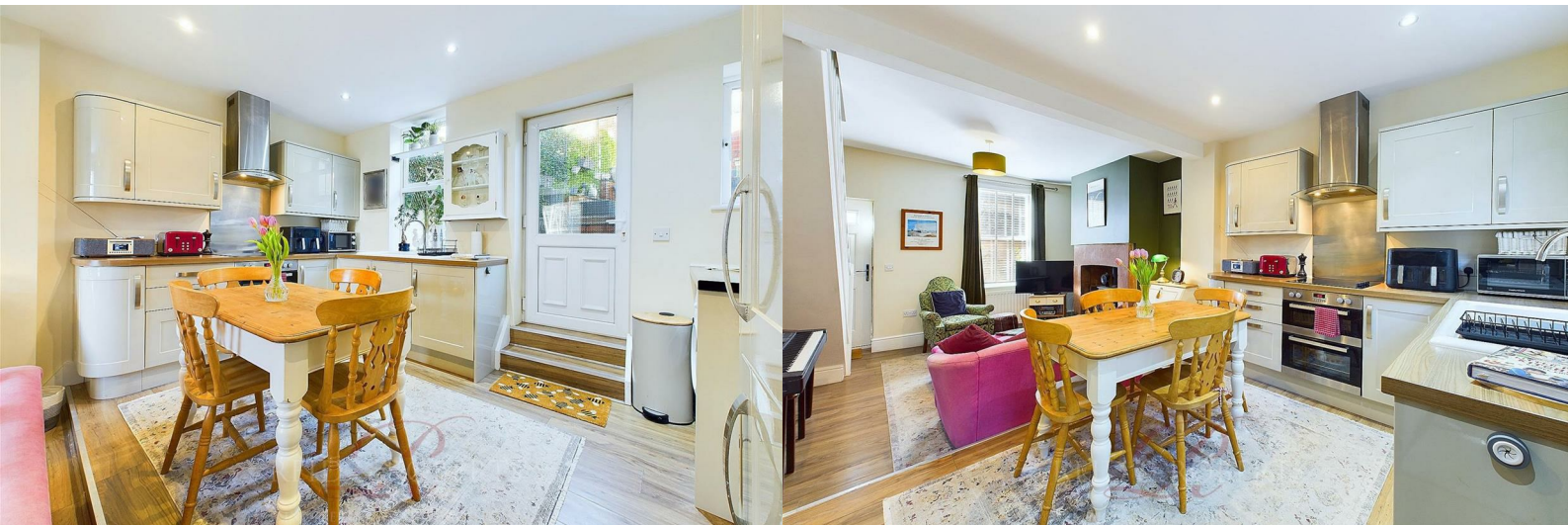




35 Sandy Lane

Chester, CH3 5UL

£210,000



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Accommodation Comprises

Steps lead up to a stylish Upvc door with frosted insets.

Lounge

Stepping into the lounge, you'll find a warm and inviting space featuring wood-effect laminate flooring and a central limestone fireplace with a tiled hearth, exposed brick inset, and a cast iron log burner—an elegant focal point. The room benefits from a double-glazed UPVC sash window to the front elevation, a double-panelled radiator, a TV point, and a phone point. Stairs lead up to the first-floor accommodation, and a smoke alarm is fitted for safety.

Kitchen & Dining Area

Open-plan living continues into the spacious kitchen, which is accessed via steps up from the lounge. The kitchen offers ample room for a dining table and features a stylish range of high-gloss grey wall and base units with wood-effect worktops. A fitted Lamona oven and grill, four-ring electric hob, and stainless steel extractor fan provide modern cooking facilities, while a ceramic deep sink with a matching drainer and mixer tap adds a touch of elegance.

The space is further enhanced by wood-effect laminate flooring, stainless steel splashbacks, and inset spotlights. Integrated appliances include a fridge freezer, and there is space and plumbing for a washing machine. Two UPVC double-glazed windows to the rear elevation, along with a white UPVC door with a double-glazed panel, allow plenty of natural light and provide access to the garden via steps up to the door.

A standout feature of the kitchen is the seamless wood-paneled wall, which blends beautifully into the lounge area, creating a sense of continuity and character.

Landing

The first-floor landing features a smoke alarm, loft hatch access, a single-panel radiator, and a striking wood-paneled feature wall. Doors lead to the bedrooms and bathroom.

Bedroom One

A spacious and bright double bedroom with high ceilings, four wall lights, and two central ceiling lights. The room features a double-glazed UPVC sash window to the front elevation, offering charming river views. The wood-paneled feature wall continues here, adding warmth and character, while a built-in alcove with a rail provides convenient wardrobe space. The flooring is finished in a stylish coffee-tone laminate, and a single-panel radiator ensures comfort.

Bedroom Two

This second bedroom is a peaceful retreat with a double-glazed UPVC window with a top opener overlooking the rear garden. The room benefits from high ceilings, carpeted flooring, and a single-panelled radiator, creating a cosy and inviting atmosphere.

Bathroom

The bathroom is fitted with a modern three-piece suite, including a low-flush WC, a pedestal washbasin, and a fully tiled walk-in shower enclosure with a wall-mounted mains-powered shower and sliding door. Additional features include partly tiled walls, tiled flooring, a wall-mounted chrome ladder-style heated towel rail, and a central ceiling light. A Worcester gas boiler is mounted on the wall, and a double-glazed UPVC window with a top opener to the rear elevation provides ventilation and natural light.

Outdoor Space

The rear garden is accessed via the kitchen and offers a private outdoor area, perfect for seating or potted plants. Steps lead up to the entrance, enhancing the sense of privacy.

EPC Rating - C

Council Tax Band -

Tel: 01352 700070

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

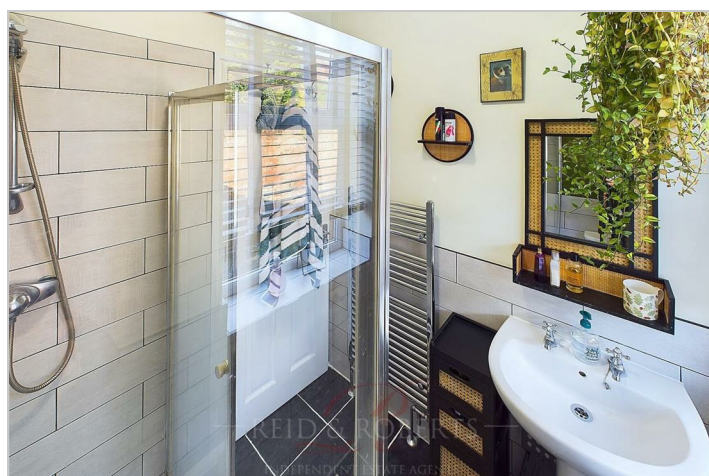
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS
7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



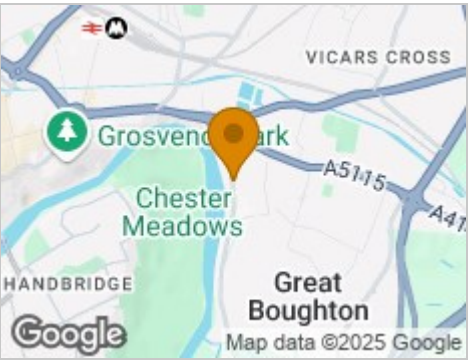
Road Map



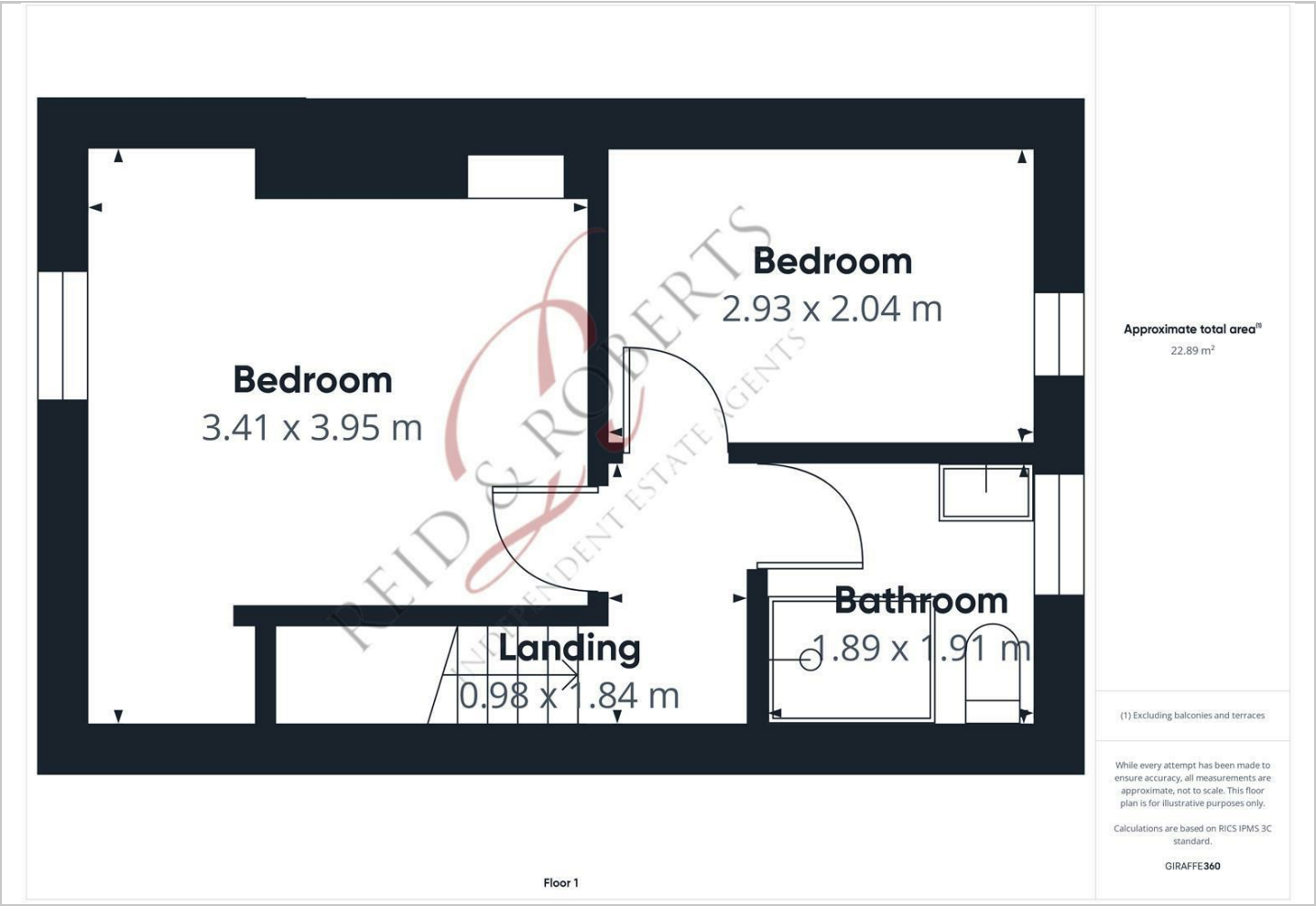
Hybrid Map



Terrain Map



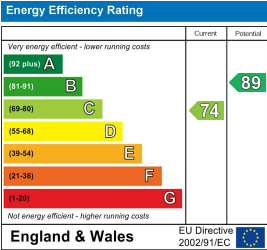
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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