

HUMPHREYS

ESTATE & LETTING AGENTS



23A CARLTON AVENUE, SALTNEY,  
CHESTER, CH4 8UE

£200,000

2 BEDS | 1 BATHS | 1 LIVING | 1 KITCHEN/DINER

SALES

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Offered to market with NO ONWARD CHAIN is this most unique Two Bedroomed Detached Bungalow located within a popular and established residential area. An exciting addition to the market, detached bungalows are very rare within this area of Saltney and this is sure to grab the attention of many a buyer! The property features neutral presentation throughout yet represents a great opportunity for a buyer to apply their own stamp on the place via a general course of improvement/modernisation works.

To the front the property benefits from a DETACHED GARAGE with private off-road parking in front. The property is approached by a curved pathway which passes through a lawned front garden to a pillared storm porch with shrubbery to the sides. There is gated access to the side of the property which leads to the SOUTH FACING rear garden, which itself is a well enclosed space with timber fencing and it features paved patio seating area with a lawned area which houses a greenhouse.

Entry into the home is through the glazed wooden entrance door from the storm porch into the Hall, where there is a useful double storage cupboard (partly of which houses the hot water cylinder) and there is tiled flooring which extends to the majority of the floor space throughout the home. Bedroom Two is immediately found on your right-hand side, and The Sitting Room is positioned off the Hall to the left-hand side, which is a pleasant dual aspect room with window to front and sliding





patio doors providing views and access to the rear garden, and there is a gas fire unit with brick surround. The Hall leads through into the Inner Hall where there is external door access to the rear garden. Continuing on, one passes the Shower Room which features a three item white suite with shower tray and screen with wall mounted electric shower unit. The Dining Kitchen features a range of fitted wall, base and drawer units with work surfacing with inset stainless steel sink and drainer, 4 ring hob and built under electric oven and grill. The Kitchen also plays host to the gas central heating boiler and there is space/plumbing available for further appliances. From the Dining area there are sliding patio doors to the rear garden and completing the accommodation itself is the main Bedroom which features a run of wardrobes to one wall with mirrored sliding glass doors.

An opportunity not to be missed!

### LOCATION

Carlton Avenue lies within the well established area of Saltney and is approximately 10-15 minutes travelling distance to the west of Chester city Centre. Being just off Sandy Lane, and is well served locally by a range of shopping facilities which includes an Asda and Morrisons supermarkets and there is primary and secondary schooling nearby also. More larger shopping facilities are available in the nearby Broughton Retail Park as well as Chester city Centre. There is also good accessibility to the Chester Business Park and the A55 Chester southerly by pass.

### DIRECTIONS

Proceed out of Chester along the A483 Grosvenor Road over the River Bridge to the Overleigh roundabout taking the fourth exit into Hough Green. Continue along Hough Green into Saltney, through the village and past the shops and just before open countryside turn left into Sandy Lane. Take the first turning on the left and at the 'T' junction turn left, proceed forward and the property will be found on the left hand side clearly marked by our Humphreys for sale notice.

### ACCOMMODATION

with approximate room sizes, briefly comprises:-

#### HALL

10' 6" x 6' (3.2m x 1.83m)

#### SITTING ROOM

14' 6" x 11' 1" (4.42m x 3.38m)

#### BEDROOM TWO

8' 6" x 7' 3" (2.59m x 2.21m)

#### SHOWER ROOM

6' 10" x 6' (2.08m x 1.83m)

#### INNER HALL

17' 9" x 2' 9" (5.41m x 0.84m)

#### DINING KITCHEN

16' 1" x 8' 2" (4.9m x 2.49m)

#### BEDROOM ONE



11' 5" x 8' 9" to wardrobes (3.48m x 2.67m to wardrobes)

### **DETACHED GARAGE**

15' 8" x 10' 6" (4.78m x 3.2m)

### **EPC RATING**

E

### **TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

### **COUNCIL TAX**

Flintshire County Council - Band D

### **VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
860.74 ft<sup>2</sup>  
79.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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