



NEWRY COURT, CHESTER

£275,000

- ENCLOSED GARDEN
- OPEN PLAN KITCHEN/DINING
- SPACIOUS LOUNGE
- DRIVEWAY PARKING
- WITHIN WALKING DISTANCE TO CITY CENTRE
- CLOSE TO LOCAL AMENITIES



NEWRY COURT, CHESTER

3 **1** **1** **D**
BED BATH RECEPTION EPC

Set in an enviable position just moments from Chester City Centre, Newry Court presents a superb opportunity to own a beautifully maintained three-bedroom semi-detached home.

Step through the front door into a warm and welcoming hallway, leading into a bright and airy living room. This inviting space is bathed in natural light and features tasteful decor, a staircase to the first floor, and elegant double doors that flow into the open-plan kitchen and dining area. The kitchen is both practical and stylish, offering a range of fitted units and ample space for dining. A sliding door extends the living space outdoors, opening onto a truly stunning rear garden.

Upstairs, the property continues to shine with three well-sized bedrooms and a newly fitted bathroom. Designed with a contemporary edge, the bathroom delivers a luxurious feel with high-end fixtures and a crisp, modern aesthetic. Additionally, there is a useful storage cupboard on the landing which houses the hot water tank offering practical storage space.

Outside, the front of the property features a well-kept lawn with mature tree, driveway with parking for two vehicles, along with gated access to the rear. The rear

garden is a true standout - a beautifully landscaped haven with mature trees, established shrubs, and a sun-drenched patio area. Whether you're hosting summer barbecues or enjoying a quiet morning coffee, this tranquil outdoor space is designed for relaxation and privacy, with no direct overlooking from neighbours.

Located within close proximity to Bache train station, the Countess of Chester Hospital, Chester and a wide range of local amenities, Newry Court offers an exceptional blend of comfort, convenience, and contemporary living. Early viewing is highly recommended to fully appreciate all that this impressive home has to offer.



NEWRY COURT, CHESTER



Council Tax Band: C

Local Authority: Cheshire West and Chester Council

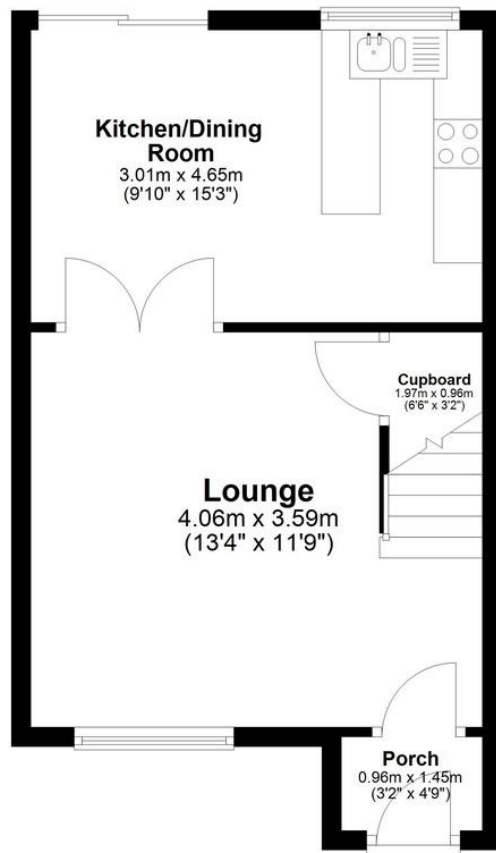
Total Floor Area: 735 sq ft / 68 sq m

Tenure: Freehold

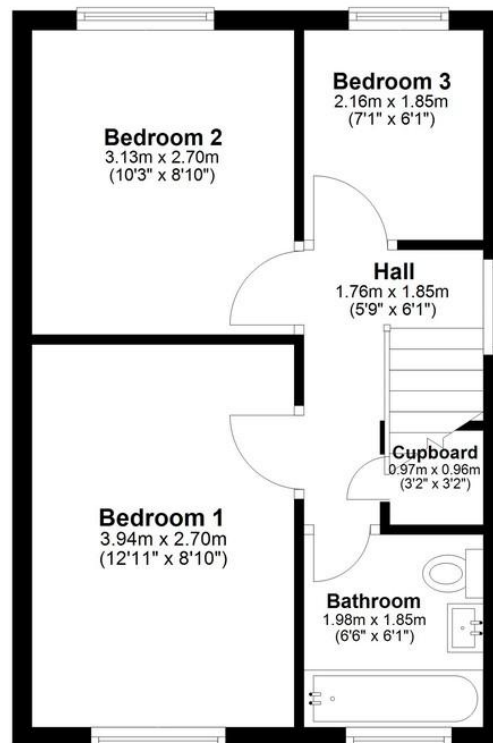
Service Charge (per annum):

Ground Rent (per annum):

Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements