



6 MOUNT PLEASANT

SALTNEY, CHESTER, CH4 8BW

Charming early 1800's double-fronted home that has been modernised with new windows, electrics, plastered throughout, kitchen and bathroom. Features cosy rooms, three bedrooms, and a spacious bathroom. A private southeast landscaped courtyard offers a peaceful, low-maintenance retreat.

THE GRAND TOUR

A delightful double-fronted mid-terraced house dating back to the early 1800s, situated on the sought-after Mount Pleasant. This charming property enjoys a prime location, linking Saltney and Curzon Park, and is just a short stroll from a picturesque open field offering access to scenic walks along the River Dee.

The property has been thoughtfully modernised by the current owners, including new windows, updated electrics, a contemporary kitchen and bathroom, and a full re-plastering, among other upgrades.

The accommodation briefly comprises: an inviting entrance porch, a cosy living room with a wood-burning stove set within a re-purposed Victorian tiled hearth with stone mantel, a dining room featuring a characterful fireplace, a well-appointed kitchen with access through to the useful under stairs storage cupboard. Upstairs, the landing leads to three bedrooms and a generously sized family bathroom.

Externally, the property continues to impress with a private and larger-than-average south-east facing walled courtyard garden. Lovingly landscaped for low maintenance, it features gravelled areas, raised sleeper borders, and a covered storage space, all designed to provide a secure and peaceful outdoor retreat.

LOCATION

Saltney is a friendly, well-connected suburb on the edge of Chester, offering a great balance of convenience and community life. The area has a good mix of local shops along the High Street, with major supermarkets close by and Chester Retail Parks only a short drive away. Regular bus services run straight into Chester city centre in just a few minutes, and road links are excellent, with easy access to the A55 for commuting around North Wales and the wider region. Families benefit from several nearby primary schools and accessible secondary options.



Saltney also enjoys lovely outdoor spaces, with the River Dee providing relaxing riverside walks and cycling routes, and longer countryside paths easily reached from the edge of the neighbourhood. With its practical amenities, strong transport links and close-knit feel, Saltney makes a welcoming and convenient place to live.

PORCH

Front aspect door with obscure glass panels and rounded window above, internal timber door with glazed panels leading into the living room.

LIVING ROOM - 3.98m x 3.35m

Front aspect UPVC double glazed sash window, ceiling mounted light fitting, fireplace with Victorian quarry tile hearth, woodburning stove, Yorkshire millstone grit mantle, rear aspect UPVC double glaze window, two radiators, aerial point and provisions for wall mount television. Stairs rising to the first floor and framed opening to Dining Room.

DINING ROOM - 4.30m x 3.37m

Front aspect UPVC double glazed sash window, ceiling mounted light fitting, radiator, fitted shelving and cupboard to the alcove, decorative metal fireplace with stone heart. Obscure glass timber frame panel door through to Kitchen.

KITCHEN - 3.65m x 2.26m

A selection of wall and base level modern 'Shaker' style kitchen units with silver handles and granite effect work surfaces, tiling to work surface areas and inbuilt wine racks. Inset single bowl sink unit and drainer with chrome mixer tap. Four ring gas hob with wall mounted heat exchanger extractor fan, single electric oven, Spaces for dishwasher and tall fridge freezer. Rear aspect UPVC double window, UPVC double glazed door onto the rear garden, ceiling light points, floor tiling and opening through to a useful walk in storage cupboard that houses the wall mounted central heating boiler.

LANDING - 3.53m x 1.65m

UPVC window overlooking the rear garden and ceiling light point. Door's through to, Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom.

BEDROOM ONE - 3.97m x 3.39m

UPVC sash window to the front elevation, ceiling light point, radiator, two dual double opening wardrobes incorporating rails and shelving with centralised useful dressing table.



BEDROOM TWO - 3.56m x 3.41m

UPVC sash window overlooking the front, ceiling light point, radiator, bookshelves built in to the alcove.

BEDROOM THREE - 2.33m x 1.64m

UPVC sash window overlooking the front, ceiling light point, radiator, loft hatch (loft has been boarded and insulated)

BATHROOM - 3.55m x 2.41m

A three-piece suite in white with chrome style fittings comprising; low-level WC with dual flush, shaped bath with glazed shower screen and shower over, pedestal wash hand basin with mixer tap, partially tiled walls with decorative border, wood effect flooring, radiator and ladder style heated towel rail, extractor fan, ceiling light point, UPVC double glazed window with obscured glass. Useful cupboard housing with space and plumbing for a washing machine with useful storage and hanging space above.

EXTERNALLY

A larger than average enclosed south-east facing walled courtyard with stone and paved patio providing excellent outdoor entertaining space. There are raised borders with mature trees and shrubs and the space provides a good level of privacy and seclusion. There is a pedestrian gate to the rear.

WHAT3WORDS ///

Certified. Glass. Debate

FINER POINTS

- Floor plans are intended as general guidance and are not to scale
- The current vendor has undertaken a full scheme of modernisation to include but not limited to; Full insulation and plaster to the walls, full damp proof course (dining room has also been tanked), full re-wire, updated plumbing, all new UPVC windows, new wood burning stove
- By prior appointment 7 days a week please call to arrange a viewing

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'B' - Cheshire West and Chester

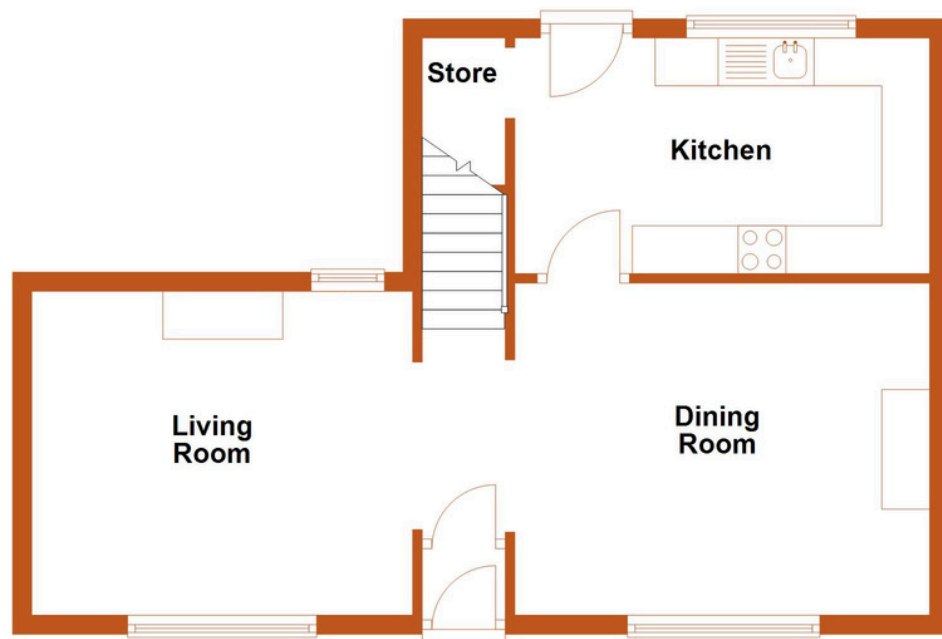
SERVICES

We understand that mains gas, electricity, water and drainage are connected.



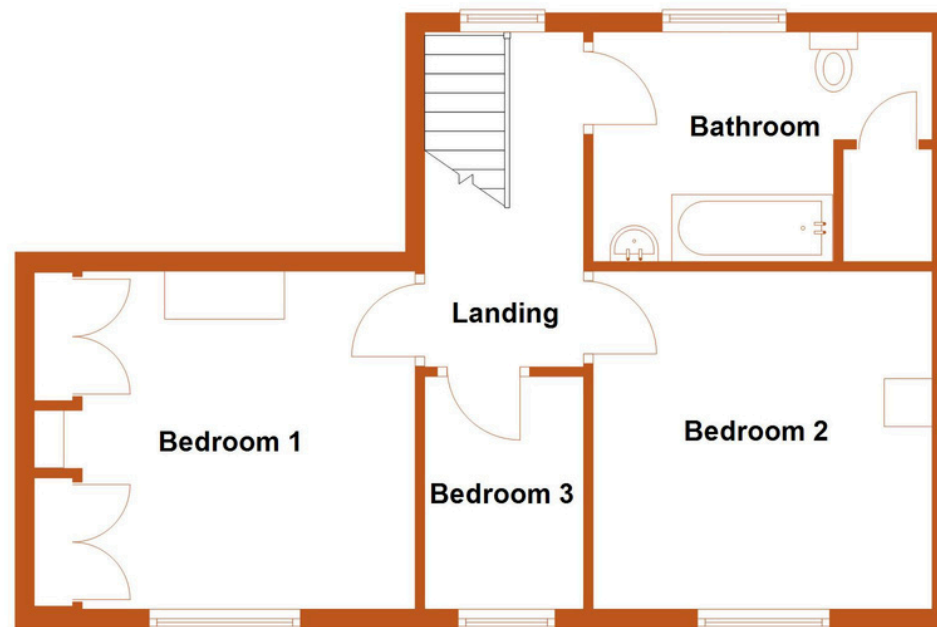
Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



Total area: approx. 92.0 sq. metres (990.1 sq. feet)



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