

# Town & Country

Estate & Letting Agents

Ludlow Road, Blacon

£160,000



Situated within a quiet crescent of similar properties, in this popular suburb. Available with no onward chain, this three-bedroom semi-detached home requires a scheme of modernisation. The adaptable family accommodation has the benefit of two reception rooms, a conservatory, off road parking and a good-sized rear garden. Viewing is essential to appreciate this properties potential.

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## DESCRIPTION

This three-bedroom semi-detached house requires some renovation work, offering any potential purchaser an abundance of potential, with some investment and creativity this property can be converted into a stylish family home. The accommodation features a spacious living room, a separate dining room, a kitchen, and conservatory. The first-floor landing has three well-proportioned bedrooms off and a family bathroom. External, the front aspect has a large area with off-road parking. The rear garden is predominantly laid to lawn and enclosed by fence panels, gated side access and an outbuilding.



## LOCATION

Blacon is situated just a short distance from Chester city centre and the inner ring road leading to the M53/M56 motorway networks with the A548 leading to Queensferry/Deeside also close by. The property is a short walk away from a regular bus service to the city centre. The Greyhound Retail Park is one of the local amenities this location provides which offers a range of shops including T.K.Max, Argos, The Range and a number of supermarkets Asda, Tesco, Aldi and Lidl.

## DIRECTIONS

Head south on Lower Bridge St towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268

Continue to follow A5268, at the roundabout, take the 1st exit onto Upper Northgate Street/A5116, continue straight onto Parkgate Road/A540, at Parkgate Road Roundabout, take the 2nd exit onto Blacon Avenue, at the roundabout, take the 1st exit onto Ludlow Road, turn left to stay on Ludlow Road, the property will be located via our Town & County For Sale Board.

## ENTRANCE HALL

13'4 x 5'6

The property is entered through a UPVC double glazed front door opening into an entrance hall with an electric wall heater. An opaque window to the side and a deep built in cupboard housing a hot water cylinder. Doors lead off opening to the living room and kitchen.



## LIVING ROOM

13'9 x 10'9

Having a window facing the front elevation, an electric wall heater and an ornamental ceramic tile surround.



## DINING ROOM

9'8 x 7'7

Having a window facing the rear elevation and an electric wall heater.



## KITCHEN

11'9 x 6'8

The kitchen is fitted with a range of base units and drawers, a work surface housing a stainless-steel single drain sink unit with mixer tap and tiled splashback. There is a separate floor to ceiling cabinet with matching wall unit and an electric wall heater. A window faces the rear elevation and a UPVC double glazed door opens into the conservatory.



## CONSERVATORY

9'3 x 6'4

UPVC double glazed conservatory with timber laminate flooring and a door opening to the rear garden.

## FIRST FLOOR LANDING

With an opaque window to the side elevation, an electrical heater, fitted cupboards and doors opening to all three bedrooms and the family bathroom.



## BEDROOM ONE

11'4 x 10'8

With an ornamental fireplace, a window facing the front elevation and an electric wall heater.



## BEDROOM TWO

11'4 x 9'8

With fitted cupboards, a window to the rear elevation and an electric wall heater.



## BEDROOM THREE

7'4 x 8'5

Having a window facing the front elevation and an electric wall heater.



## BATHROOM

8'0 x 4'8

Installed with a panel bath, a low level WC, a wash hand basin, partially tiled walls and a window to the rear elevation. With a wall mounted electric heater.



## EXTERNALLY

The property is entered via gates leading to paved off-road parking. Above the front door is a canopy. A single gate opens to a pathway and a golden gravel garden. A timber side gate provides access to the rear garden, predominantly laid to lawn and enclosed by a combination of fence panels and timber fencing and outbuilding.



## OUT BUILDING

6'5 x 5'7

Accessed via a time door, with a single glazed window and light. Attached is an outside high level w.c. and store.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council tax band B £1771

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

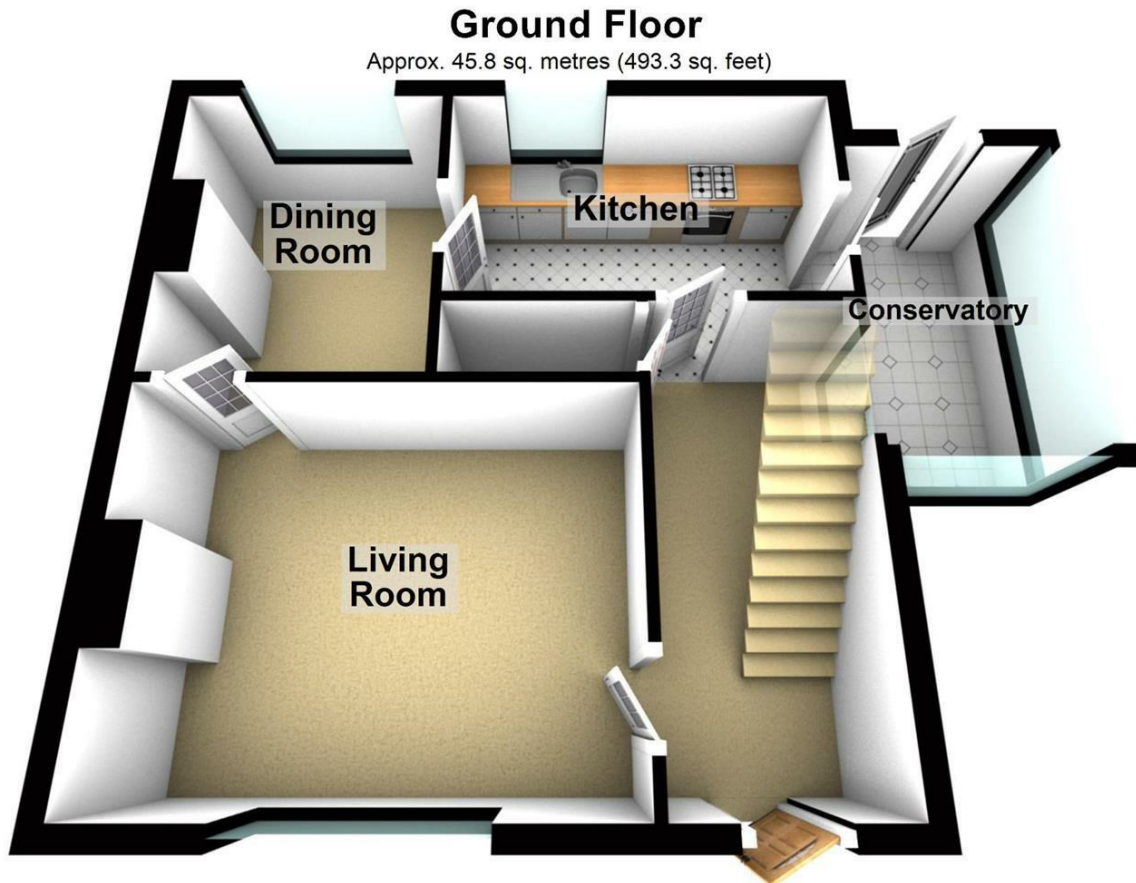
## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	