

# Town & Country

Estate & Letting Agents

Morgan Close, Blacon

£189,950



This modern two-bedroom semi-detached house is an ideal purchase for a first-time buyer, family or investor, having the benefit of both gas central heating and UPVC double-glazing, off-road parking and a rear garden with patio areas. Offering modern and adaptable accommodation viewing is advised to appreciate this charming home.

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## DESCRIPTION

This beautifully presented, semi-detached home enjoys the benefits of both gas central heating and UPVC double glazing. The accommodation comprises of an entrance hall with cloaks cupboard and a living room. The modern kitchen/dining room is fitted with an attractive white kitchen with French doors leading to the rear garden. The first-floor landing offers access to both bedrooms and a modern bathroom fitted with a white three-piece suite. Externally the front of the property has a small lawn and shrubbed garden along with driveway parking. The rear garden is predominantly lawned and shrubbed with paved patio areas both to the front and rear elevations.



## LOCATION

Morgan close is an established and popular road within Blacon, the location is extremely convenient for 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. There is an array of nearby quality local amenities including the Greyhound Retail Park offering an range of shops including T.K.Max, The Range and a number of supermarkets Asda, Tesco, Aldi and Lidl.

## DIRECTIONS

From our Chester branch: Head south on

Lower Bridge Street towards St. Olave Street, turn right onto Castle Street. At the roundabout, take the 2nd exit onto A5268 and follow the road, taking the 1st exit at the roundabout onto A5116 for 0.1 Miles, then continue onto A540. Go through 1 roundabout, taking the 2nd exit at the next onto Shelley Road. At the roundabout take 1st exit onto Shelley Road, follow for 0.1 mile, taking a left onto Morgan Close, the property will be located on the left hand side.

## ENTRANCE HALL

The property is entered through a UPVC leaded doubled glazed door with a canopy overhead, opening to laminate flooring, a radiator and a cloaks/storage cupboard.



## LIVING ROOM

13'7" x 12'5"

Having a window facing the front elevation, a radiator, timber laminate flooring and stairs ascending to the first-floor accommodation featuring a storage cupboard below.



## KITCHEN/DINER

13'7" x 8'2"

The kitchen is fitted with a range of attractive wall, base and drawer units complemented by colourful handles. A tiled splashback and a woodgrain effect worksurface housing a ceramic one-and-a-half bowl sink unit with a mixer tap. Integrated appliances include a stainless-steel oven hob and extractor hood above, there is space for a fridge/freezer and plumbing for a washing machine with a Worcester gas combination boiler housed above. There is ceramic tiled flooring, a window facing the rear elevation and UPVC double-glazed French doors opening to the rear garden.



## FIRST FLOOR LANDING

The landing has doors leading off to both bedrooms and the family bathroom.



## BEDROOM ONE

12'1" x 10'3"

The bedroom features a built-in cupboard over the stairs. A window facing the front elevation with a radiator below and an alcove which is currently used as office space. (This could easily be converted to a double wardrobe), this room also houses the loft access.



## BEDROOM TWO

8'7" x 6'7"

Having a window facing the rear elevation and a radiator.



## BATHROOM

5'2" x 5'2"

The bathroom is fitted with a modern white three-piece suite comprising of a panelled bath, with a thermostatic shower and protective glass screen, a low-level WC and pedestal wash basin. The walls are partially tiled with a radiator and an opaque window facing the rear elevation.



## EXTERNALLY

The front of the property features a lawned and shrubbed garden, with a driveway providing off-road parking. A timber side gate provides access to the rear of the property. The rear garden has a paved patio to the front, a lawned and shrubbed garden and an additional paved rear patio and timber shed, all enclosed by timber fence panels. There is a water supply and lighting is available.

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## SERVICES TO PROPERTY

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

Council Tax Band: A £1,518

Tenure: Freehold

## ARRANGE A VIEWING

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

## SUBMIT AN OFFER

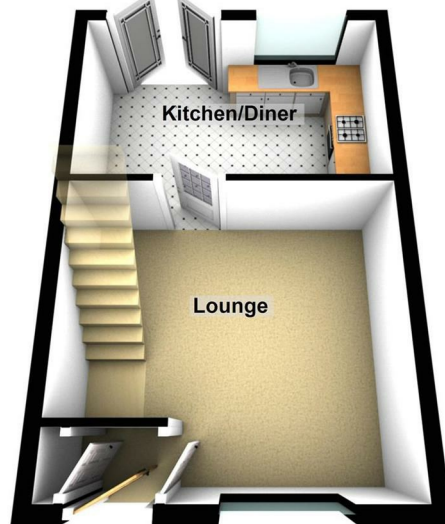
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents 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.

### Ground Floor

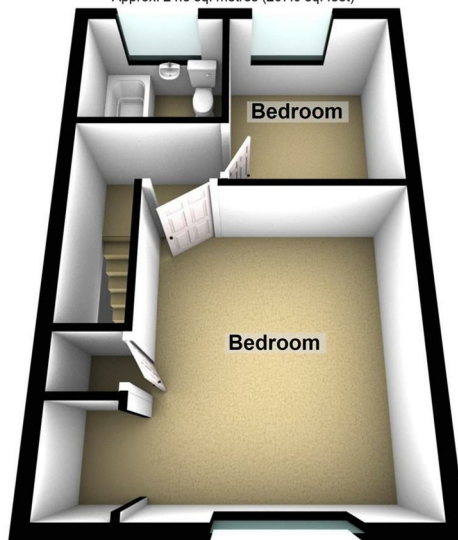
Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

### First Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">88</span>  <span style="font-size: 2em;">72</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	