

Town & Country

Estate & Letting Agents

Venables Road, Chester

£325,000



Located within a tranquil cul-de-sac on Venables Road in Blacon, Chester, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With easy access to Chester city centre, Greyhound Retail Park, Total Fitness gym, and a variety of everyday amenities, this property is ideally situated for both relaxation and recreation.

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DESCRIPTION

Located in a quiet cul-de-sac with easy access to Chester city centre, Greyhound Retail Park, Total Fitness gym, and various day-to-day amenities, this attractive bungalow offers well-balanced accommodation. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises: an inviting entrance hall, living room, kitchen/dining room with pantry, rear hall, two double bedrooms, a shower room, and a separate WC. Set on a generous plot, it features beautifully maintained front and rear gardens, off-road parking, and a single garage.



LOCATION

This location offers excellent convenience for access to Chester city centre and the inner ring road, which connects to the M53 and M56 motorway networks. The nearby A548 also provides easy access to Queensferry and Deeside. The property is just a short walk from a regular bus service to the city centre and is surrounded by a variety of quality local amenities such as the Greyhound Retail Park offering a great selection of shops, while major supermarkets such as Asda, Tesco, and Aldi, are also within easy reach.

ENTRANCE HALL

13'2 x 4'5

The property is entered through an opaque, leaded UPVC double-glazed front door, opening into a welcoming entrance hall. The hall features a radiator and provides access to the living room, kitchen/dining room, both

double bedrooms, the shower room, and a separate WC.

LIVING ROOM

16'5 x 11'10

Featuring a bay window facing the front elevation with a casting column style radiator, and opaque window faces the side elevation.



KITCHEN/DINING ROOM

12'0 x 12'9

Installed with light oak style base units with an inset stainless steel single drainer sink unit with mixer tap, partially tiled walls, a radiator, windows facing the rear and side elevations and arch opens to the inner hallway and the door off opens to the pantry measuring 5'10" by 3'6" with a light, quarry tiled floor and an opaque window to the rear elevation.



INNER HALL

Having a quarry tiled floor with an insect doormat and a UPVC opaque double glazed door opening to the side elevation of the property A a built-in cupboard measuring 5'8" by 3'1" which houses the gas Worcester combination boiler



BEDROOM ONE

14'2 x 11'10

With a bay window facing the front elevation and a radiator below.



BEDROOM TWO

12'7 x 9'9

Fitted with a range of wardrobes, luggage cupboards, and drawers with a window facing the rear elevation and a radiator below.



SHOWER ROOM

8'5 x 5'9

Installed with an oversized shower enclosure with thermostatic shower and seat, a pedestal wash Home basin, a

radiator and chrome towel rail, partially tiled walls and then opaque window to the rear elevation and in the corner of the room a fitted shelled floor to ceiling linen cupboard



SEPARATE WC

5'4 x 2'10

With partially tiled walls, a radiator, and opaque window facing the rear elevation and installed with a dual flush low-level WC.



EXTERNALLY

Directly to the front of the property is a lawn garden with well stocked and beautifully attended shrub and planted beds and borders with timber side opening to the rear garden and off-road parking position directly in front of the garage. The main entrance door sits within a storm porch which has an overhead courtesy light and a quarry tile step.

Timber side access leads to a paved seating area, continuing into a generously sized, beautifully maintained rear garden. This space is stocked with a colourful array of plants

and shrubs and includes a timber summer house. The garden is enclosed by fence panels for privacy.



GARAGE

21'0 x 10'1

Accessed from the front via an up-and-over garage door. This pitched-roof garage benefits from power and lighting, with a timber pedestrian door and single-glazed window to the rear garden.

SERVICES TO PROPERTY

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

Tenure:

Council Tax: C £2126

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

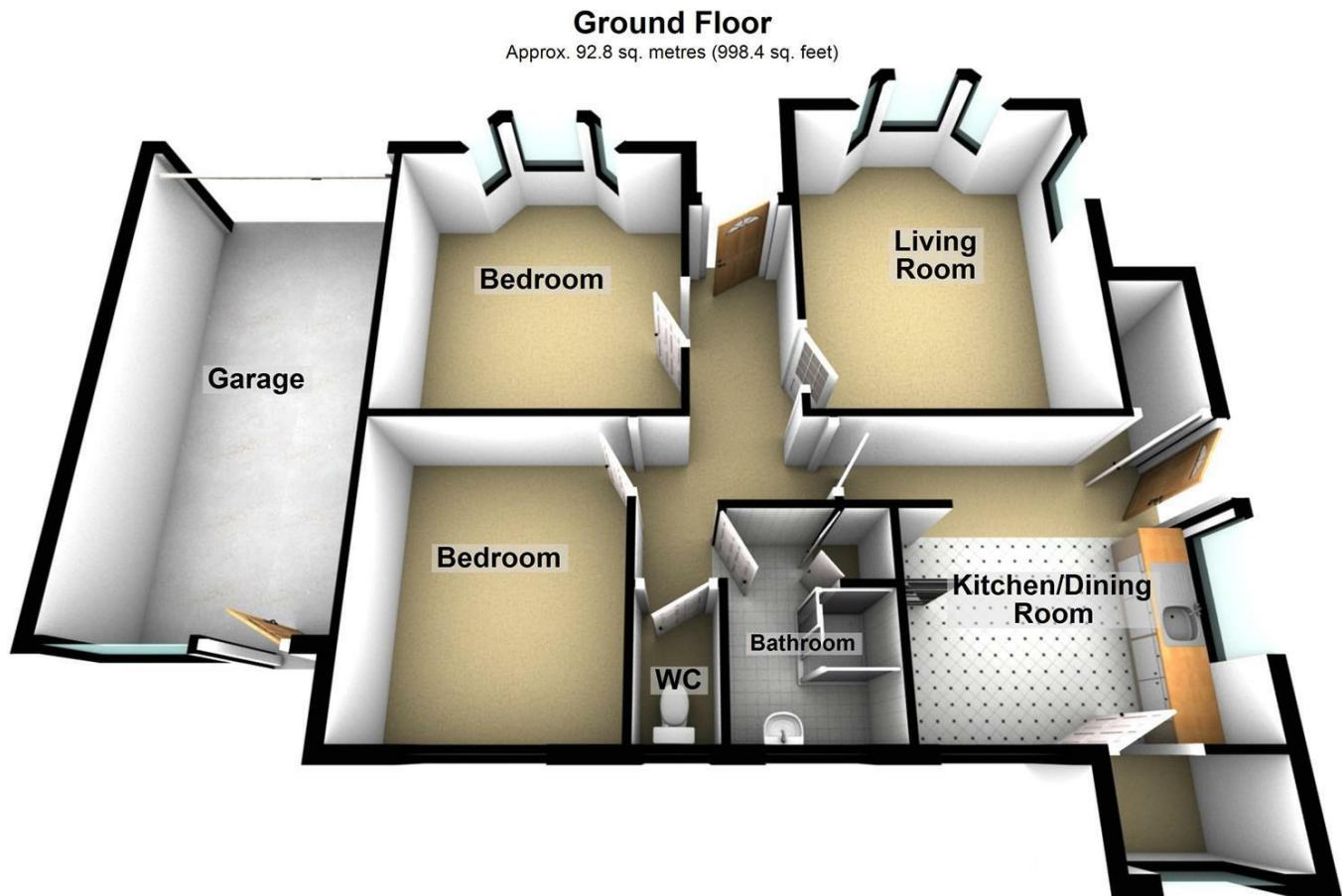
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.**



Total area: approx. 92.8 sq. metres (998.4 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	