

Town & Country

Estate & Letting Agents

Dalton Close, Blacon

£168,000



This modern well presented semi-detached property enjoys a peaceful position on Dalton Close while remaining conveniently close to Chester's excellent amenities and offers two double bedrooms, a spacious living area, and a well-appointed kitchen/dining room. Outside, the property benefits from a private driveway and attractive gardens to the front and rear. Early viewing is advised to appreciate this lovely home.

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DESCRIPTION

This modern two bedroom semi-detached house is an ideal purchase for a first time buyer or investor. Situated in a quiet cul-de-sac with easy access to Chester city centre, local motorway networks, and a range of everyday amenities, benefitting from UPVC double glazing and a Worcester gas combination boiler. The accommodation comprises of an entrance porch, a living room, and a kitchen/dining room. To the first floor, a landing provides access to the family bathroom and two double bedrooms. Externally, the front of the property features a lawned garden, ample off-road parking on a paved driveway, and timber-gated side access leading to an enclosed rear garden mainly laid to lawn with a gravel seating area.



LOCATION

Situated within a quiet cul-de-sac within Blacon, the location is extremely convenient for Chester city centre and the inner ring road leading to the M53/M56 motorway networks, also close by is the A548 leading to Queensferry/Deeside. There is a regular bus service to Chester city centre and an array of nearby quality local amenities including the Greyhound Retail Park offering an range of shops including T.K.Max, Argos, The Range, Boots, B & M and a number of supermarkets including 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 Nicholas Street/A5268. Turn left onto Watergate Street/A548. Continue to follow A548. Turn right onto Clifton Drive. Turn left onto Blacon Point Road. Turn right onto Dalton Close. Turn right to stay on Dalton Close. Destination will be on the right

ENTRANCE PORCH

The property is entered via an opaque UPVC double-glazed front door, which opens into an area with recently installed grey wood grain-effect laminate flooring. An internal door leads into the living room.



LIVING ROOM

15'8" x 12'0"

Featuring a continuation of the recently installed grey wood grain-effect laminate flooring, the living room has a window overlooking the front elevation, a radiator, and stairs rising to the first-floor accommodation with a cupboard beneath. An ornamental Adam-style fireplace adds a decorative focal point.



KITCHEN

12'0" x 8'10"

The kitchen is fitted with wood grain-effect wall, base, and drawer units with stainless steel handles and work surfaces, incorporating a stainless steel single drainer sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include a double oven, hob, extractor hood, and dishwasher. There is space and plumbing for a washing machine. Additional features include a radiator, a wall-mounted Worcester gas combination boiler (installed in 2022), a window overlooking the rear garden, and an opaque UPVC double-glazed door providing access to the rear garden.

FIRST FLOOR LANDING

The landing provides access to the loft space via an integrated retractable ladder. A window faces the side elevation, and doors lead to both double bedrooms and the family bathroom.



BATHROOM

6'3" x 5'8"

The bathroom is fitted with a white

three-piece suite comprising a panelled bath with mixer tap and shower attachment, a dual-flush low-level WC, and a vanity unit with wash hand basin. The floor is laid with slate-effect tiles, and the walls are partially tiled. A radiator and ceiling-mounted extractor fan are also present.



BEDROOM ONE

12'0" x 9'2"

This bedroom features wood grain-effect laminate flooring, a window overlooking the rear elevation, and a radiator.



BEDROOM TWO

12'0" x 8'7" (max)

Bedroom two includes two windows facing the front elevation, a radiator, fitted floor-to-ceiling double wardrobes with sliding mirrored doors, a built-in over-stairs deep storage cupboard, and wood grain-effect laminate flooring.



EXTERNALLY

The property benefits from a front garden that is mainly laid to lawn and a driveway providing off-road parking. Above the front door is an external courtesy light, and a timber side gate provides access to the rear garden. The rear garden is mainly laid to lawn and includes a gravel seating area. There is also an outside water supply and external lighting. The garden is enclosed by timber fence panels, offering privacy.



GARDEN

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B - £1827.87

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 floor area 61.1 sq.m. (657 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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		
(69-80) C	74	81
(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