

# Town & Country

Estate & Letting Agents

Wordsworth Crescent, Blacon

£168,500



Nestled in the sought-after area of Blacon, this mid-terrace property offers three spacious bedrooms, a family bathroom, UPVC double glazing, and gas central heating. Combining generous living space, modern comforts, and a desirable location, this chain-free home presents a fantastic opportunity for anyone looking to settle in Chester.

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## DESCRIPTION

Ideally positioned in the heart of this popular village, this spacious three-bedroom property offers excellent access to major motorway links, Chester city centre, the Greyhound Retail Park, and a wide range of everyday amenities. The accommodation benefits from UPVC double glazing and gas central heating throughout. To the ground floor, the property features an entrance hall with a cloakroom WC, a well-proportioned living room, and a spacious kitchen/dining room. To the first floor, there are three good-sized bedrooms and a family bathroom fitted with a modern three-piece suite. Offered with no onward chain, this property presents an ideal opportunity for first-time buyers, families, or investors alike.

## LOCATION

Wordsworth Crescent is in a well-established and popular area of Blacon, offering 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.

## DIRECTIONS

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. 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. Go through 1

roundabout. At the roundabout, take the 2nd exit onto Shelley Road. Turn right onto Wordsworth Crescent. Destination will be on the right.

## ENTRANCE HALL

22'8" x 5'9":

A UPVC double-glazed front door opens into a welcoming entrance hall with wood grain-effect laminate flooring, a radiator, a built-in cloaks cupboard, and a separate built-in storage cupboard. Stairs rise to the first-floor accommodation. There is a UPVC double-glazed door leading to the rear garden, and internal doors providing access to the cloakroom WC, living room, and kitchen.



## CLOAKROOM WC

Fitted with a dual flush low-level WC and a wash hand basin. The room features fully tiled walls, ceramic tiled flooring, and an opaque window to the rear elevation.



## LIVING ROOM

14' x 10'6"

A bright and airy space featuring an ornamental fire surround, a window to the front elevation, and a radiator.



## KITCHEN/DINING ROOM

14' x 11' (max):

The kitchen is fitted with a range of light wood grain-effect wall, base, and drawer units with ornamental handles and ample work surface space. It includes a stainless steel one-and-a-half bowl sink with a mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, as well as plumbing and space for a washing machine. Additional features include a radiator, ceramic tiled floor, a built-in storage cupboard, and a window overlooking the rear elevation.

## FIRST FLOOR LANDING

With access to the loft, a built-in storage cupboard, and doors leading to the bathroom and all three bedrooms.



## BATHROOM

7'7" x 5'2"

Fitted with a white three-piece suite comprising a panelled bath with an electric shower and folding protective screen, a dual flush low-level WC, and a pedestal wash hand basin. The walls are fully tiled, and there is an opaque window to the rear elevation.



## BEDROOM ONE

10'8" x 10'8":

With a window to the front elevation, radiator beneath, and a built-in wardrobe.



## BEDROOM TWO

12'5" x 9'4"

Featuring a window to the rear elevation with radiator below, a recently installed wall-mounted Worcester gas combination boiler, and a built-in wardrobe.



## BEDROOM THREE

7'5" x 9'3" (max)

An L-shaped bedroom with a window to the front elevation and concertina doors opening to a built-in cupboard/wardrobe.



## EXTERNALLY

The property is accessed via a timber gate that opens onto a paved pathway bordered by a lawned garden. To the front, the property features a neatly maintained lawn with a paved path leading to the entrance. The rear garden is low-maintenance and mainly paved, with a timber shed and gated access to the property's allocated off-road parking space.



## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band A - £1318.73

## 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.**

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.

