

Town & Country

Estate & Letting Agents

The Glen, Blacon

Offers In Excess Of £169,950



Situated in a cul-de-sac of similar homes, opposite the Greenway footpath and cycle path, this two-bedroom modern semi-detached house presents an excellent opportunity for first-time buyers or investors. Having the advantage of a living room, kitchen/diner and family bathroom with off road parking, a rear garden, gas central heating and double glazing, Viewing is essential to appreciate this property.

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DESCRIPTION

The layout of this modern semi-detached house is thoughtfully designed to maximise both functionality and style presenting an excellent opportunity for first-time buyers or investors. The property boasts a welcoming reception room and a kitchen dining area. The first-floor landing has two bedrooms off along with the family bathroom featuring a white bathroom suite. Additionally, off-road parking is available to the front and side, providing a practical solution for vehicle storage and ease of access. The property features a gravel garden with a timber gate leading to the rear garden. The rear garden has a paved patio and a tiered lawned area. T



LOCATION

The property is situated within a cul-de-sac opposite the Greenway pathway and cycle path which provides access to the city centre running alongside Woodland and the Shropshire union Canal. 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.

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 Stadium Way, turn left onto Saughall Road, turn right onto The Glen, the property will be identified via our For Sale Board on the right-hand side.



LIVING ROOM

13'6 x 11'7

The property is entered through an opaque timber panel front door, opening into a living room with wood grain-effect laminate flooring. A double-glazed window to the front elevation sits above a radiator. Stairs rise to the first-floor accommodation



KITCHEN/DINER

11'7 x 8'2

Fitted with Shaker-style wall, base, and drawer units, complemented by stainless steel handles and worksurface space housing a stainless steel single drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, with space and plumbing for a washing machine. The kitchen features wood grain-effect laminate flooring, a radiator, a double-glazed window to the rear elevation, and an opaque timber panel door leading to the rear garden.

FIRST FLOOR LANDING

With access to the loft and doors leading to the bathroom and both bedrooms.



BATHROOM

7'4 x 4'5

Fitted with a white three-piece suite comprising a panel bath with mixer tap and shower extension, a dual flush low-level WC, and a pedestal wash hand basin. Additional features include a chrome heated towel rail, an extractor

fan, inset ceiling lighting, and an opaque double-glazed window to the rear elevation.



BEDROOM ONE

8'4 x 11'8

With a double-glazed window to the front elevation and a radiator beneath. The room includes wood grain-effect laminate flooring, a built-in over-stairs storage cupboard housing the Baxi gas combination boiler, and a built-in wardrobe.



BEDROOM TWO

10'4 x 6'4

With wood grain-effect laminate flooring, a double-glazed window to the rear elevation, and a radiator.



EXTERNALLY

To the front of the property is a gravel garden and a driveway to the side, featuring an external light and a canopy above the front door. To the rear of the property is a paved patio area leading to a tiered lawn and shrub garden, enclosed by a series of timber fences.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B £1,860.00

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.

