

# Town & Country

Estate & Letting Agents

St. Chads Road, Chester

£320,000



\*\*\*NO ONWARD CHAIN\*\*\* Nestled on St. Chads Road in the charming area of Blacon, Chester, this delightful semi-detached house presents an excellent opportunity. This traditional property boasts a generous plot, providing ample space both inside and out. The internal layout is thoughtfully designed, featuring two inviting reception rooms.

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## DESCRIPTION

**\*\*NO ONWARD CHAIN\*\*** Situated on a generous-sized plot, this traditional extended three-bedroom semi-detached property benefits from gas central heating, UPVC double glazing. The internal accommodation briefly comprises: entrance hall with wood block parquet flooring, cloakroom WC, kitchen, living room, sitting room with open throughway to the dining room, which in turn has patio doors opening to the conservatory. The first-floor landing provides access to a wet room and three bedrooms. Externally, the front of the property offers ample paved off-road parking alongside a lawned and shrubbed garden, and access to a detached brick-built garage. Timber side access opens to a substantial, well-established rear garden with lawn, patio, plants, shrubs, and trees, along with a timber shed and greenhouse.



## 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.

## DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, Chester, UK, Head south on Lower Bridge Street towards St. Olave Street, Turn right onto Castle St, At the roundabout, take the 2nd exit onto Nicholas St/A5268, Continue to follow A5268, At the roundabout, take the 1st exit onto Upper Northgate St/A5116, Continue straight onto Parkgate Rd/A540, Turn left onto Cheyney Rd, Continue onto Saughall Rd, Turn left onto St Chads Rd, Turn right to stay on St Chads Rd, the property will be on the left.



## ENTRANCE HALL

12'7 x 6'3

A leaded opaque double-glazed UPVC front door opens into an entrance hall featuring parquet flooring, a radiator, and stairs with spindle balustrades rising to the first-floor accommodation. A cloakroom WC is located beneath the stairs. Glazed internal doors lead to the living room, sitting room/dining room, and kitchen.



## CLOAKROOM WC

With an opaque window to the side elevation, ceramic tiled flooring, and partially tiled walls. Fitted with a dual flush low-level WC and a wash hand basin.



## KITCHEN

19'1 x 7'3

The kitchen is fitted with a range of white wall, base, and drawer units, complemented by chrome handles and display cabinets. There is ample work surface space, incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Space is provided for a cooker, dryer, fridge, freezer, and washing machine (with plumbing). A wall-mounted Ideal Logic gas combination boiler is installed. The floor is ceramic tiled with a wooden panel ceiling. Windows face

the rear and side elevations, and an opaque UPVC double-glazed door opens to the rear garden.



## LIVING ROOM

12'6 x 12'8

With a bay window to the front elevation, a radiator, and a living flame gas fire with a marble hearth and Adam-style surround



## SITTING ROOM

12'0 x 11'5

With a radiator and an open throughway into the dining room.



## DINING ROOM

11'0 x 9'6

Featuring wood block flooring, a radiator, a serving hatch from the kitchen, and a patio door opening to the conservatory.



## CONSERVATORY

9'6 x 9'3

Constructed with a low brick wall and a UPVC double-glazed frame with integrated French doors opening to the garden. Also fitted with a radiator.

## FIRST FLOOR LANDING

The landing continues with the banister and spindle balustrades from the entrance hall. A window to the side elevation, access hatch to the loft, and doors open to the wet room and all three bedrooms.



## WET ROOM

7'2 x 5'6

Fitted with a wall-mounted electric shower, a low-level WC, wash hand basin, medicine cabinet, and chrome heated towel rail. The walls are fully tiled, with an opaque window to the rear elevation.



## BEDROOM ONE

11'6 x 13'0

With a bay window to the front elevation, a range of fitted wardrobes, and a radiator.



## BEDROOM TWO

11'0 x 11'6

With a window to the rear elevation offering views over the rear garden, and a radiator.



## BEDROOM THREE

7'3 x 6'6

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



## EXTERNALLY

To the front of the property is ample paved off-road parking for several vehicles, alongside a lawn and shrub garden with hedging to the front and side. There is timber side access leading to the rear garden and access to the single garage. In front of the main entrance door is a storm porch with a security light. A generous rear garden featuring a large paved patio area, lawn, and well-stocked borders with a variety of plants, shrubs, and trees. Additional features include a raised planter, timber shed, greenhouse, external lighting, and a water supply.



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## SINGLE GARAGE

18'7 x 9'7

Accessed from the front via an up-and-over garage door, the garage is equipped with power and lighting, a workbench at the rear, and a UPVC single-glazed window to the rear. A potting shed is attached.

## SERVICES TO PROPERTY

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

Tenure: Freehold

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

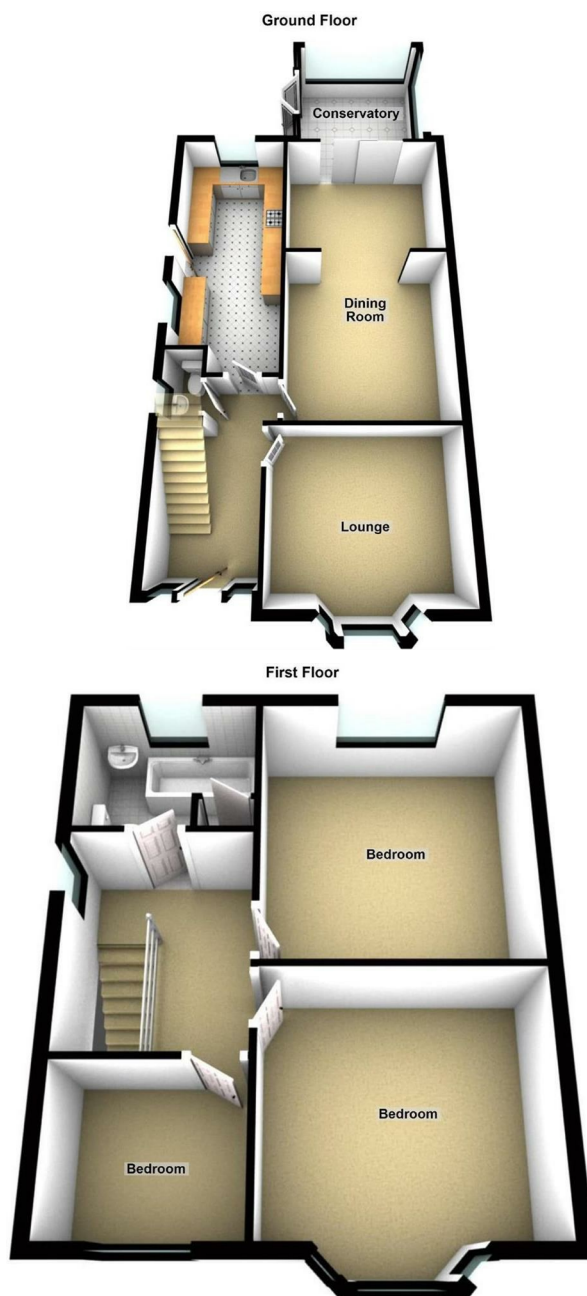
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	78
England & Wales	EU Directive 2002/91/EC	

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.