

Town & Country

Estate & Letting Agents

Hillside Road, Blacon

£239,950



This delightful three-bedroom semi-detached home offers a perfect blend of modern living and traditional comfort. The contemporary open plan kitchen and dining room is a standout feature along with the mature gardens and detached garage. Having the benefit of UPVC double glazing and gas central heating. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

This well-presented three-bedroom semi-detached house is an ideal property for families or those seeking extra space. The adaptable accommodation is accessed via a vestibule that opens to a welcoming entrance hall with parquet flooring. The living room offers a bay window to the front and continues the parquet flooring. The dining room also features a bay window to the rear and opens into a stunning contemporary kitchen providing a bright and inviting area for both cooking and entertaining with the advantage of integrated appliances. The first-floor landing provides access to three bedrooms and a modern three-piece bathroom suite. Externally, the property boasts a lawned front garden and a driveway that extends along the side of the property to the detached garage. The rear garden is of a generous size, predominantly laid to lawn with paved pathways, a patio area, and mature hedge boundaries.

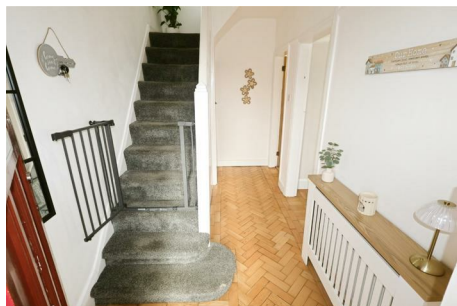


LOCATION

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. There is a regular bus service to the city centre and there is 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, Continue to follow A5268, At the roundabout, take the 1st exit onto Upper Northgate Street/A5116, Continue straight onto Parkgate road/A540, turn left onto Cheyney Road, Continue onto Saughall Road, turn left onto Hillside Road and the property will be located by our For Sale Sign.



ENTRANCE HALL

12'5 x 5'8

With parquet flooring, a radiator, and stairs rising to the first-floor accommodation. There are storage cupboards beneath the stairs, one of which includes a small opaque window to the side elevation. Strip pine doors lead into the living room and the kitchen/diner.



LIVING ROOM

12'8 x 10'9

This room continues with the parquet flooring from the entrance hall and features a bay window facing the front elevation, a radiator, and an ornamental fireplace with a light wood mantle.



DINING ROOM

11'0 x 12'7

With woodgrain-effect laminate flooring, a radiator, and a bay window to the rear elevation. A large open thoroughway leads directly into the kitchen.



KITCHEN

16'0 x 6'5

The kitchen is fitted with an attractive range of light grey wall, base, and drawer units, offering ample work surface space and incorporating a breakfast bar. It includes a ceramic one-and-a-half bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel Bosch double oven, hob, and extractor fan, as well as a fridge/freezer and slimline dishwasher. There is also space and plumbing for a washing machine and dryer. The kitchen has two windows to the side elevation, recessed downlights in the ceiling, and a continuation of the woodgrain laminate flooring from the dining room.



FIRST FLOOR LANDING

With an opaque window to the side elevation, access to the loft, and strip pine doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

13'0 x 10'8

With a radiator and a bay window to the front elevation.



BEDROOM TWO

10'6 x 11'0

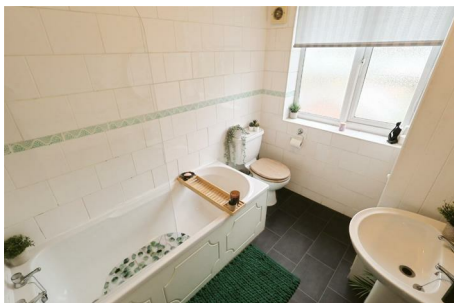
With a radiator and a window to the rear elevation



BEDROOM THREE

6'7 x 5'7

With a radiator and a window to the front elevation



BATHROOM

8'1 x 5'7

Fitted with a modern three-piece white suite comprising a panelled bath with a thermostatic shower above and a

protective glass screen, a dual-flush low-level WC, and a pedestal wash hand basin. There is also a built-in floor-to-ceiling storage cupboard housing the gas-fired combination boiler. The walls are fully tiled, and additional features include an extractor fan, chrome heated towel rail, and an opaque window to the rear elevation.



EXTERNALLY

To the front of the property is off-road parking that runs along the side of the house, leading to a detached garage and the rear garden. The front garden is predominantly laid to lawn, with a brick block pathway and an outdoor light. The property is entered through opaque UPVC arched double doors which open into a vestibule featuring quarry-tiled flooring. A wooden panel door then leads into the entrance hall.

The rear garden features a paved patio area with an external water supply, a predominantly laid-to-lawn garden with mature hedged borders, and timber side access.



GARAGE

A detached garage with double timber doors, located at the end of the driveway.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: C Chester & Cheshire West Council.

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.

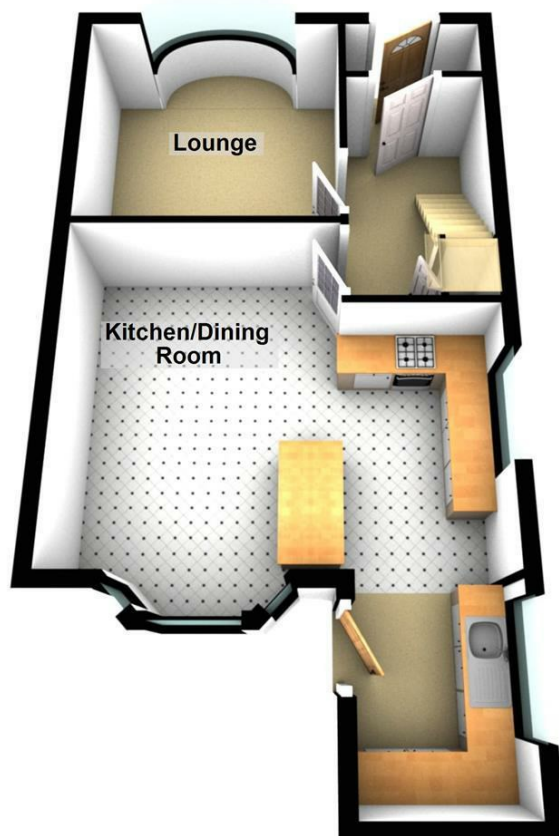
MORTGAGE SERVICES

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.

Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 82.5 sq. metres (888.1 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		
(81-91) B		
(69-80) C	71	77
(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