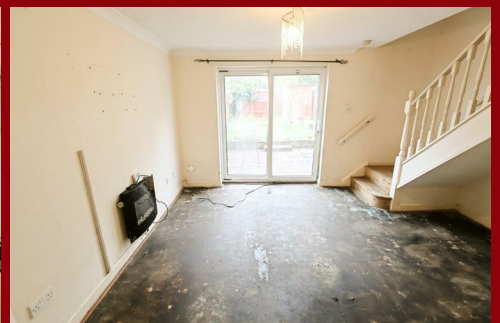


Town & Country

Estate & Letting Agents

Browning Close, Blacon

No Onward Chain £139,950



In need of cosmetic refreshment, this two-bedroom modern terraced is perfect for small families, couples, or individuals seeking a cosy home. Having the benefit of gas central heating and double glazing, with off road parking and a rear garden with patio area. Viewing is essential to appreciate the potential of this property.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
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TEL: 01244 403900

DESCRIPTION

Situated within a popular Chester suburb, this two-bedroom modern terraced, presents an excellent opportunity for those looking to make their mark on a property. Having a vestibule, a comfortable living room, kitchen with all white goods to be left and a family bathroom. The first-floor landing has doors off opening to both bedrooms and family bathroom. Offering the potential for modernisation to reflect personal style, whilst functional as it is, the property offers purchasers the perfect opportunity to put their own stamp on it in terms of flooring and redecoration. Externally to the front of the property is brick block off-road parking, a small lawned garden with paved pathway leading to a quarry tile storm porch with the ceiling light and store cupboard. The rear garden has a paved patio area and a garden all of which is enclosed by timber fence panels.

LOCATION

Browning Close is a small residential street located in Blacon, a suburban area northwest of Chester city centre. The area is well served by local amenities, including St Theresa's Catholic Primary School and Blacon High School, both within a short distance. Regular bus services connect the street to Chester and surrounding districts, making commuting convenient. Blacon is a long-established community with shops, schools, and parks nearby. Browning Close offers a practical and well-connected residential setting in Chester's suburbs, suitable for families or buyers seeking affordable housing with access to city amenities.



DIRECTIONS

From our Chester branch, turn right onto Castle street, at the roundabout, take the 2nd exit onto Nicholas Street/A526, 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, at the roundabout, take the 2nd exit onto Shelley Road, Turn right onto Browning Close, turn left to stay on Browning Close, the property will be located on the left and identified by our For Sale Board.

VESTIBULE

Entered via a UPVC front door, the vestibule includes double doors to an airing cupboard and a glazed internal door opening to the living room.



LIVING ROOM

13'3 x 12'0

With a radiator, stairs rising to the first-floor accommodation with spindle balustrades, a wall-mounted electric fire, a glazed door to the kitchen, and patio doors opening to the rear garden's paved patio area.



KITCHEN

6'6 x 7'3

With a window facing the front elevation, the kitchen is fitted with a range of wall, base, and drawer units with chrome handles, along with an integrated oven, hob, and extractor hood. A stainless-steel single drainer sink unit with mixer tap is set into the work surface, which has a tiled splashback, there is a washing machine and a fridge-freezer.

FIRST FLOOR LANDING

With doors leading to both bedrooms and the bathroom, plus access to the loft space above.



BATHROOM

5'9 x 5'9

Fitted with a coloured suite comprising a panelled bath with electric shower and folding protective screen, low-level WC, and pedestal wash basin. The walls are partially tiled, and there is a radiator and opaque window to the front elevation.



BEDROOM ONE

10'2 x 9'10

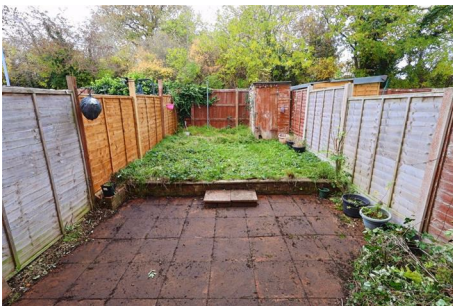
With a window overlooking the rear elevation, radiator below, and double doors opening to the over-stairs storage cupboard.



BEDROOM TWO

8'6 x 6'10

With a window facing the front elevation and radiator below.



EXTERNALLY

The front of the property features brick-block off-road parking, a small lawned garden, and a paved pathway leading to a quarry-tiled storm porch with a ceiling light and store cupboard. The rear garden features a paved patio and a

lawned area, enclosed by timber fence panels.

SERVICES TO PROPERTY

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

Tenure: Free hold

Council Tax: Band A

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

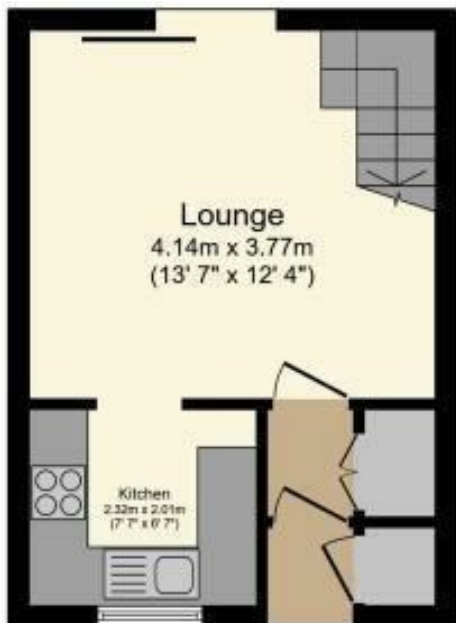
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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.

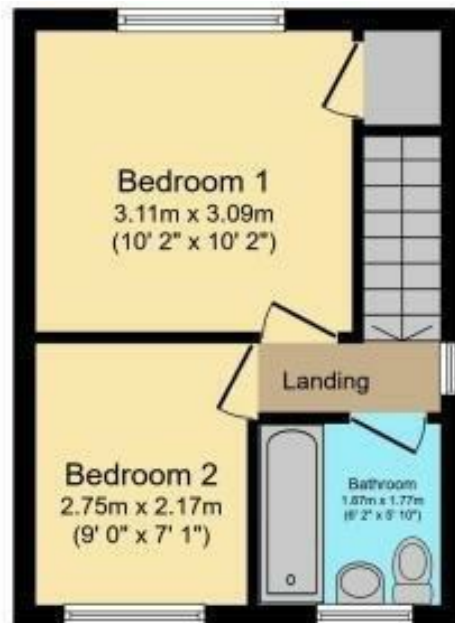
MORTGAGE SERVICES

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

Floor area 24.3 m² (262 sq.ft.) approx



First Floor

Floor area 24.3 m² (262 sq.ft.) approx

Total floor area 48.7 m² (524 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	