Town & Country
Estate & Letting Agents

Hillside Road, Chester

No Onward Chain £179,950









A three-bedroom end-of-terrace home, offering generous and versatile living space ideal for modern lifestyles. Boasting a bright and inviting lounge, a well-proportioned dining area, and expansive gardens perfect for entertaining or relaxing, this property ticks all the boxes.
Conveniently situated within easy reach of local amenities, excellent schools, and superb transport links, it's an outstanding opportunity for families and first-time buyers alike.

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

TEL: 01244 403900

Hillside Road, Chester

Town & Country
Estate & Letting Agents

DESCRIPTION

This three-bedroom end-of-terrace property offers spacious and practical accommodation, ideal for families or first-time buyers. The ground floor comprises an entrance hall, living room with feature fireplace opening to a dining area, and a fitted kitchen with access to a useful side lean-to for storage or workshop use. Upstairs features three bedrooms and a family bathroom with a three-piece suite. Externally, the property benefits from a generous front garden, a good-sized rear garden laid mainly to lawn, and useful outbuildings. Further benefits include UPVC double glazing, gas central heating, and a convenient location close to local amenities and transport links.



LOCATION

Blacon is a popular residential area located just a short distance from Chester city centre, offering a range of local shops, schools and everyday amenities. The area is well served by regular bus routes into the city, along with excellent road links to the A55 and M53, providing easy access to Liverpool, Manchester and North Wales.
Ideal for families and commuters alike, Blacon combines convenience with great transport connections.



DIRECTIONS

From Town & Country Estate and Lettings Agents on Lower Bridge Street, head south towards St Olave Street and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268), then turn left onto Watergate Street (A548) and continue along for approximately 1.7 miles.
Turn right onto Clifton Drive, then right again onto Blacon Point Road. Take the next left onto Morton Road, which continues into Hillside Road, where the property will be found on the left-hand side.

ENTRANCE HALL

9'5" x 5'5"

Accessed via a UPVC double-glazed door, the entrance hall features stairs rising to the first floor, a radiator, and doors leading to the living room and kitchen.



LIVING ROOM

12'3" x 12'5"

A bright reception room with a window to the front elevation, radiator, and a gas fire set within a feature surround. Sliding doors open through to the dining room.



DINING ROOM

8'4" x 7'6"

With a window overlooking the rear garden and a radiator beneath.



KITCHEN

9'3" x 10'2" max

Fitted with a range of wall and base units, a stainless steel single drainer sink, and partially tiled walls. Additional features include a ceramic tiled floor, window to the rear elevation, under-stairs cupboard, and a built-in corner cupboard housing the Ideal Logic gas combi boiler. An opaque UPVC double-glazed door leads to the side lean-to.



-

SIDE LEAN-TO

10'0" x 5'3"

Timber-framed with gates to both the front and rear gardens. Includes lighting and access to a garden bin store and a larger storage area, ideal for use as a workshop.

FIRST FLOOR

LANDING

With a window to the side elevation, loft access, and doors leading to all rooms.



BATHROOM

5'10" x 5'3"

Fitted with a three-piece suite comprising a high-level WC, wash basin, and panelled bath with electric shower over. Tiled walls, radiator, and opaque rear window.



BEDROOM ONE

12'1" x 10'2"

Double bedroom with built-in cupboard, window overlooking the rear garden, and radiator.

Hillside Road, Chester

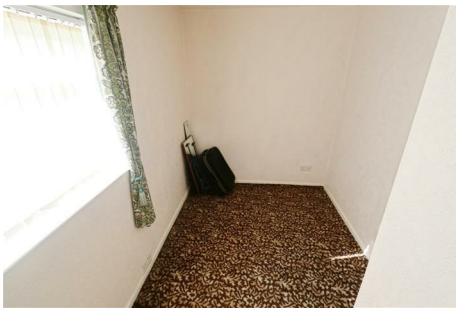
Town & Country
Estate & Letting Agents



BEDROOM TWO

9'3" x 7'8"

With a window to the front elevation.



BEDROOM THREE

10'3" x 6'9" max

Featuring a built-in over-stairs storage cupboard and window to the front elevation.

EXTERNALLY

The property is approached via a long front garden, mainly laid to lawn and bordered by hedging to the front and side. A timber gated side access leads to the side lean-to.



REAR GARDEN

A good-sized rear garden featuring a paved patio area and lawn, enclosed by timber fencing on one side and hedging on the other.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council tax- Band A (£1595
Tenure- Freehold

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

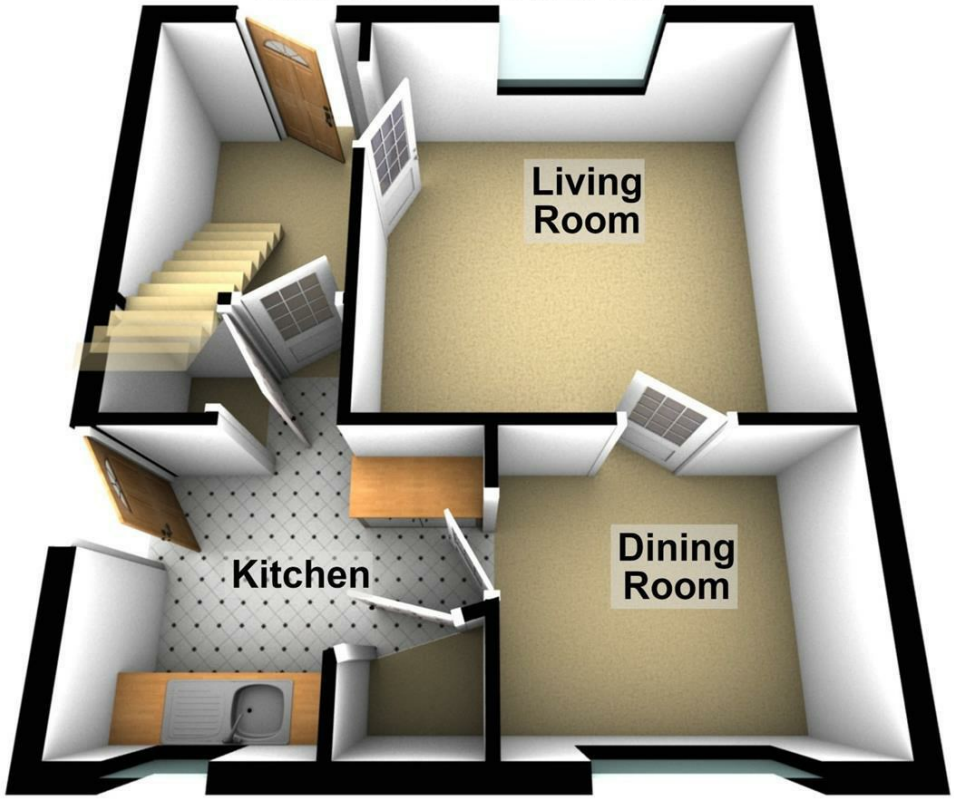
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Town & Country
Estate & Letting Agents

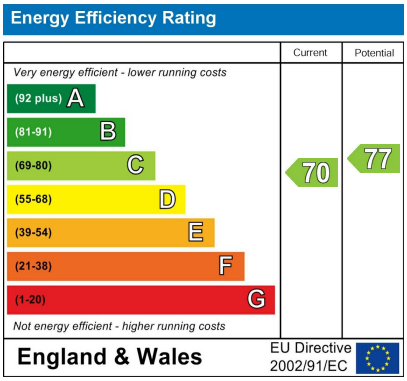
33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com
TEL: 01244 403900

Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 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 most 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.