

# Town & Country

Estate & Letting Agents

Stamford Road, Blacon

Offers In Excess Of £200,000



Welcome to this charming semi-detached house nestled in the residential area of Blacon, Chester. This delightful property boasts two spacious reception rooms and two well-proportioned bedrooms, making it an ideal home for first-time buyers or those looking to downsize. The accommodation is well-presented throughout, ensuring a comfortable living experience from the moment you step inside. Conveniently located just two miles from Chester city centre, 55 Stamford Road offers easy access to a wide range of local amenities, including shops, supermarkets, and leisure facilities. This property is ready to move into, with uPVC double glazing and gas central heating throughout, making it a practical choice for modern living. With its generous plot and secure gated side access to the rear garden, this home truly offers a wonderful blend of comfort, convenience, and potential.

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## DESCRIPTION

The accommodation briefly comprises an entrance hall, spacious double-aspect living room, contemporary fitted kitchen, two double bedrooms and a modern first-floor bathroom suite.

Externally, the property boasts ample off-road parking to the front and a low-maintenance south-westerly facing rear garden with an impressive detached studio complete with ensuite facilities, offering excellent potential for home working, hobbies or guest accommodation



## LOCATION

Stamford Road is situated within the popular residential area of Blacon, approximately two miles from Chester city centre, offering convenient access to a wide range of local amenities, schooling and transport links. The area is well served by nearby primary and secondary schools, making it particularly attractive to families, while regular bus services provide easy routes into Chester city centre and surrounding areas. Excellent road connections are available via the nearby A548 and A55 expressway, linking to the wider motorway network including the M53 and M56 for commuting towards Liverpool, Manchester and North Wales. A variety of everyday amenities, supermarkets and retail facilities are available locally within Blacon, whilst Chester city centre offers an extensive

selection of shops, restaurants, leisure facilities and historic attractions.



## ENTRANCE HALL

The property is entered via an opaque composite double-glazed door opening into the entrance hall.

Stairs rise to the first-floor accommodation with a useful understairs cupboard beneath. There is a radiator and doors leading to the kitchen and living room.



## LIVING ROOM

15'0" x 12'1"

A spacious double-aspect living room with windows to the front and rear elevations, featuring an anthracite tower-style column radiator.



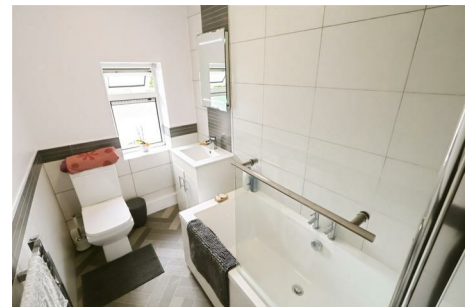
## KITCHEN

11'8" x 8'10"

The kitchen is fitted with a range of gloss black wall, base and drawer units complemented by stainless steel handles and woodgrain-effect work surfaces incorporating a resin single drainer sink unit with adjustable mixer tap. Integrated appliances include a stainless steel oven, electric hob and stainless steel splashback. There is space and plumbing for a dishwasher and wine cooler. Additional features include recessed ceiling downlights, a radiator, a rear-facing window and an opaque composite double-glazed door leading outside.

## FIRST FLOOR LANDING

With a window to the front elevation and doors leading to both bedrooms and the bathroom.



## BATHROOM

9'0" x 4'8"

The bathroom is fitted with a contemporary white suite comprising a panel bath with fixed-head shower and glazed screen, low-level WC and vanity

unit with inset wash hand basin and waterfall mixer tap. The walls are partially tiled and there is a chrome towel radiator and opaque rear-facing window.



## BEDROOM ONE

15'0" x 8'6"

A double-aspect bedroom with windows to the front and rear elevations and radiators beneath. Features include recessed ceiling downlights and fitted double wardrobes with woodgrain-effect sliding doors positioned either side of the chimney breast.



## BEDROOM TWO

12'5" x 8'3"

A further well-proportioned bedroom with recessed ceiling downlights, rear-facing window and radiator below.

## SIDE ELEVATION

Timber gates open to a concrete side area providing access to a timber shed and an additional gate leading to the rear garden.

## REAR GARDEN

The rear garden is designed for low

maintenance and enjoys a south-westerly facing aspect. It is predominantly paved with sleeper-raised planters and enclosed by timber fencing and walling. There is an outside light, external water supply and access to a substantial outbuilding/studio.



## OUTBUILDING/STUDIO

16'6" x 8'2"

Accessed via an opaque uPVC double-glazed door from the rear garden, this versatile studio space benefits from power and lighting, with a door leading to the ensuite/utility room.



## ENSUITE/UTILITY

Fitted with an oversized shower enclosure with electric shower and panelled walls, a dual-flush low-level WC and a vanity unit with wash hand basin and waterfall-style mixer tap. There is also space and plumbing for a washing machine, recessed ceiling downlights, extractor fan and an opaque window overlooking the rear garden.

## SERVICES TO PROPERTY

The agents have not tested the

appliances listed in the particulars.  
Council tax- Band C  
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.

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