

Town & Country

Estate & Letting Agents

Embassy Close, Blacon

No Onward Chain £175,000



This three-bedroom semi-detached house presents an excellent opportunity for both families and first-time buyers who would like the opportunity to make this property their home. Providing adaptable accommodation, with the benefit of a mature garden, driveway parking, a garage/workshop, double glazing and gas central heating. Viewing is essential to appreciate the potential of this property.

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DESCRIPTION

This three-bedroom semi-detached property requires a degree of modernisation and benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance porch, entrance hall, living room, kitchen/dining room, covered side entrance and an L-shaped garage/workshop. To the first floor, the landing provides access to two double bedrooms, a single bedroom and a bathroom that has been converted into a shower room. Externally, the property benefits from a brick block-paved frontage with double iron and timber gates providing ample off-road parking, whilst to the rear is a low-maintenance, triangular-shaped paved garden.



LOCATION

The property is located in a quiet residential cul-de-sac on the northwest side of Chester, making it a popular area for families due to its proximity to several primary schools and a secondary school within walking distance. The area has convenient local shopping facilities, with larger supermarkets, Chester Retail Park, and Chester city centre just a short drive or bus journey away. Public transport is good, with regular bus services connecting Blacon to Chester city centre, the railway station, and surrounding areas. Road links are a particular strength, with quick access to the A548 and A55 North Wales Expressway, while the M56 motorway is around 15–20 minutes away, providing easy routes to Liverpool, Manchester, and the wider motorway network. Overall, the location offers a good balance of affordability, family-friendly amenities, and strong transport connections.

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. Turn left onto Black Friars, turn right onto Nuns Road then turn left onto New Crane Street/A548, continue to follow A548. Turn right onto Western Avenue, turn left onto Auckland Road, continue straight onto Melverley Drive, then turn right onto Imperial Avenue then turn left onto Embassy Close, the property will be located on the right hand side.

PORCH

UPVC double doors open into the entrance porch, with a stained-glass internal door leading into the entrance hall.



HALLWAY

11'2 x 5'2

With stairs rising to the first-floor accommodation, a useful understairs storage cupboard, and a radiator. Opaque glazed doors lead to the living room and kitchen.



LIVING ROOM

15'4 x 10'4

With a radiator, feature fireplace, and a window overlooking the front elevation.



KITCHEN

15'9 x 10'3

Fitted with a range of shaker-style wall, base and drawer units with stainless steel handles and work surfaces incorporating a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is an integrated oven, hob and extractor hood. Two windows overlook the rear elevation, and there is a radiator. A uPVC opaque double-glazed door opens into the covered side entrance.



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UTILITY ROOM

10'3 x 7'3

Providing space and plumbing for a washing machine, together with a fitted sink unit. Doors lead to both the front and rear gardens and to the garage/workshop.

FIRST FLOOR LANDING

With access to the loft space, a window to the side elevation, doors leading to the shower room and both double bedrooms, and a sliding door opening to the single bedroom.



SHOWER ROOM

8'0 x 6'4

Fitted with a dual-flush low-level WC, oversized corner shower enclosure with thermostatic shower, pedestal wash hand basin, partially tiled walls, radiator, and an opaque window to the rear elevation.



BEDROOM ONE

12'6 x 7'8

With a range of mirrored wardrobes running the full length of one wall, a window to the front elevation, and a radiator.



BEDROOM TWO

8'9 x 10'3

With a fitted double mirrored wardrobe, a built-in cupboard housing the Worcester gas combination boiler, a window to the side elevation, and a radiator.



BEDROOM THREE

7'1 x 5'8

With a fitted cabin bed, fitted cabinets, high-level cupboards, and a radiator.



EXTERNALLY

To the front of the property is a brick block-paved driveway providing ample off-road parking for several vehicles, with double iron and timber gates allowing vehicular access, together with a separate pedestrian gate. There is also an external light.

GARAGE/WORKSHOP

16'0 x 15'2

A triangular-shaped rear garden, predominantly paved for ease of maintenance, with a timber shed and outside light.

SERVICES TO PROPERTY

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

TENURE: Freehold

Council Tax Band: B

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.

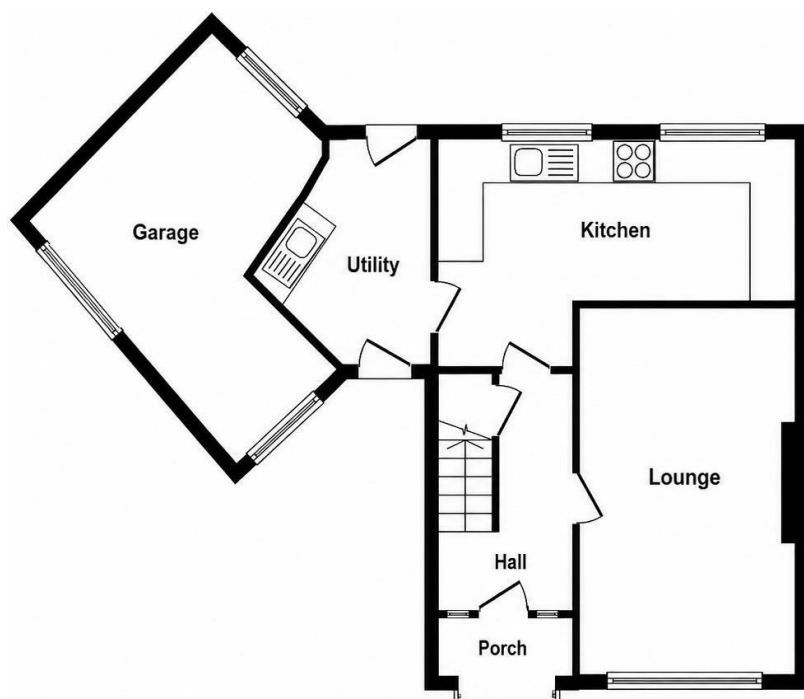
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

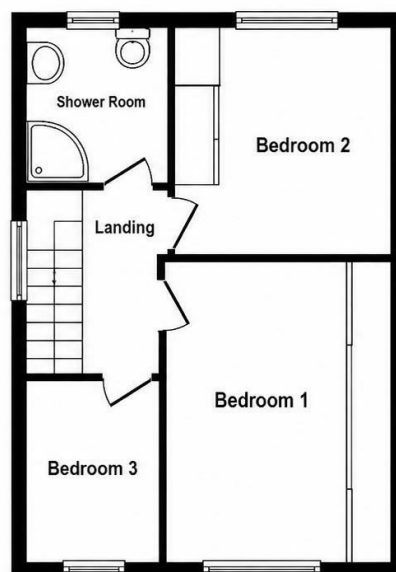
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

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



Ground Floor



First Floor

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