

Town & Country

Estate & Letting Agents

Graham Road, Blacon

Offers In Excess Of £180,000



This two bedroom semi-detached house with its modern amenities and appealing features is perfect for small families, couples, investors or individuals seeking extra space. Having the benefit of double glazing, a modern kitchen & Bathroom, off road parking and a good sized rear garden. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

Situated in the popular area of Blacon, this immaculately presented semi-detached house offers easy access to Chester city centre, Greyhound Retail Park, local motorway networks, and a wealth of nearby amenities. The property benefits from UPVC double glazing, an air source heating system, and solar panels. The accommodation briefly comprises of an entrance hall, living room, and kitchen/dining room to the ground floor, with two generously sized double bedrooms and a modern three-piece bathroom suite to the first floor. Externally, the property offers ample gravelled off-road parking to the front. Gated side access leads to the enclosed rear garden. This outdoor space is ideal for relaxation, gardening, or enjoying time with family and friends.



LOCATION

Situated in the popular residential area of Blacon, approximately two miles from Chester city centre, the property is conveniently located for a wide range of local amenities, including shops, supermarkets, schools and the nearby Greyhound Retail Park. Regular bus services provide easy access to the city centre, while the A548, A56, A55, M53 and M56 offer excellent road links for commuters. Both Bache and Chester railway stations 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. Turn left onto Watgate Street/A548, continue to follow A548. Turn right onto Clifton Drive, turn right onto Blacon Point Road, turn right onto Graham Road and the property will be located on the left hand side.

ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door, opening into the entrance hall with wood-grain effect laminate flooring, a radiator, stairs rising to the first-floor accommodation, and a door leading into the living room.



LIVING ROOM

21'1 x 13'8

Featuring a continuation of the wood-grain effect laminate flooring, this spacious living room has a window to the front elevation, a radiator, and an ornate carved wooden ornamental fireplace. An open thoroughway leads into the kitchen/dining room.



KITCHEN/DINING ROOM

17'0 x 7'2

Fitted with ceramic tiled flooring throughout, the kitchen/dining room benefits from two windows to the rear elevation, a radiator, ceiling spotlights, and an understairs storage cupboard housing the electric consumer unit and controls for the solar panels. The kitchen is fitted with a range of white wall, base and drawer units complemented by stainless steel handles and matching work surfaces. There is a stainless steel single drainer sink unit with mixer tap and tiled splashback, together with space for a cooker, a tall fridge/freezer, and plumbing and space for a washing machine.



DINING ROOM

FIRST FLOOR LANDING

Having a window to the side elevation, access to the loft space, and doors leading to both double bedrooms and the bathroom suite.



BEDROOM ONE

14'0 x 9'5

A generous double bedroom with two windows to the front elevation, a radiator, a deep overstairs storage cupboard currently utilised as a wardrobe, and an airing cupboard fitted into the corner of the room.



BEDROOM TWO

With wood-grain effect laminate flooring, a window to the rear elevation, and a radiator.



BATHROOM

5'5 x 5'10

Fitted with a three-piece white suite comprising a panelled bath with mixer tap, electric shower and glazed shower screen, a low-level WC, and a pedestal wash hand basin. The bathroom also features partially tiled walls, a radiator, an opaque window to the rear elevation, and a ceiling-mounted extractor fan.



EXTERNALLY

To the front of the property is ample golden gravelled and paved off-road parking, with gated side access leading along the left-hand side of the property to the rear garden. Enjoying a woodland backdrop the rear garden comprises of a concrete seating area, lawn, and shrubbed borders, all enclosed by timber fence panels. There is an outside light, external water supply, and two useful brick-built outbuildings.

SERVICES TO PROPERTY

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

Tenure: Freehold

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.

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.

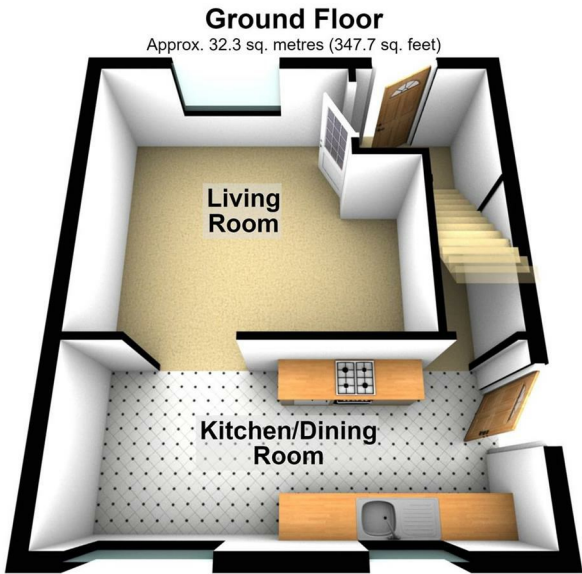
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

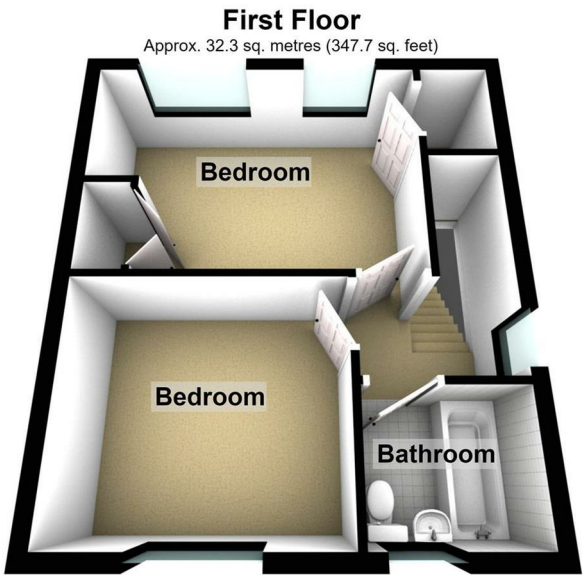
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

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



Total area: approx. 64.6 sq. metres (695.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	86
England & Wales	EU Directive 2002/91/EC	