

Town & Country

Estate & Letting Agents

Highfield Road, Blacon

No Onward Chain £250,000



This three-bedroom detached bungalow requires a degree of modernisation, presenting a fantastic opportunity for buyers to personalise the space to their taste and style. Offering adaptable accommodation with the benefit of gas central heating and double glazing, a conservatory, mature gardens, a driveway and single garage. Viewing is essential; to appreciate this lovely bungalow.

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DESCRIPTION

This lovely bungalow is ideal for families, retirees or those seeking extra space. providing the opportunity to modernise the accommodation to their own specification. The adaptable accommodation comprises of an entrance hall, a spacious living/dining room with a double-glazed conservatory off providing a great space to relax, a fitted kitchen, three well-proportioned bedrooms, and a white four-piece bathroom suite. The property also benefits from mature gardens, off-road parking and a single garage, providing convenience and additional storage options



LOCATION

Highfield Road is situated within the popular residential suburb of Blacon, approximately two miles from Chester city centre, offering convenient access to a wide range of amenities, schooling and transport links. The area benefits from a variety of local shops, supermarkets, cafés and everyday facilities, together with nearby retail parks on Sealand Road. Well regarded primary and secondary schools are within easy reach, including Highfield Community Primary School and Blacon High School. Regular bus services operate throughout the area, providing straightforward access into Chester city centre and surrounding districts, while excellent road connections via the A55, M53 and M56 motorway networks make the property ideal for commuters travelling towards Liverpool, Manchester, North Wales and the wider North West region.

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 Stadium Way. Turn left onto Saughall Road and then turn left onto Western Avenue. Turn right onto Highfield Road and the property will be located on the right.

ENTRANCE HALL

The property is entered through a white composite leaded opaque double glazed front door, opening into an inviting entrance hall with a radiator, cloak cupboard, storage cupboard, and an airing cupboard housing the Worcester gas combination boiler.



LIVING/DINING ROOM

21'9 x 13'5 max

With a radiator and a window to the rear elevation, the dining area also benefits from a serving hatch from the kitchen. The sitting area features an electric fire with decorative surround, along with patio doors opening into the conservatory.



CONSERVATORY

16'0 x 8'2

Constructed with a uPVC double glazed frame, incorporating patio doors opening to the garden. There is also a radiator, ceramic tiled flooring, and a door leading to the garage.



KITCHEN

9'0 x 10'0

The Kitchen is fitted with light woodgrain-effect wall and base units complemented by stainless steel handles and work surfaces incorporating a stainless steel double drainer sink unit with tiled splashbacks. There is space and plumbing for a washing machine, a radiator, a window to the side elevation, and a uPVC double glazed door opening to the side.



BATHROOM

8'8 x 7'7

The bathroom is fitted with a four-piece white suite comprising a panelled bath with mixer tap and handheld shower attachment, an oversized shower enclosure with fitted seat and electric shower, a dual flush low-level WC, and a vanity unit housing a wash hand basin with mixer tap. The walls are fully tiled and there is a white towel column-style radiator, along with an opaque window to the side elevation.



BEDROOM ONE

10'6 x 11'2

With a window to the front elevation and radiator below.



BEDROOM TWO

11'2 x 8'8

With a window to the front elevation and radiator below, fitted with a range of wardrobes incorporating mirrored inserts and drawers.



BEDROOM THREE

9'0 x 6'2

Having a built-in double wardrobe with sliding doors, a window to the side elevation, and a radiator.



EXTERNALLY

To the front of the property there is a lawn and shrubbed garden, with timber side access on either side of the bungalow leading to the rear garden. There is ample off-road parking by means of a driveway leading to the garage, along with an outside light and an additional light within the storm porch. The rear garden is mainly laid to lawn with shrubbed borders and a paved patio area. There is also a greenhouse, with woodland to the rear. The garden is enclosed by timber fence panels and benefits from outside lighting, power and a water supply.

GARAGE

17'0 x 8'1

Accessed from the front via an electric roller door, with power and lighting, and a glazed door opening into the conservatory.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding - C

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.

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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

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.

