Town & Country
Estate & Letting Agents

Thomas Close, Blacon

Offers In Excess Of £190,000









NO ONWARD CHAIN, this well-presented three-bedroom semi-detached home occupies a popular and convenient location with easy access to Chester City Centre, Greyhound Retail Park and major motorway links. The property benefits from gas central heating, UPVC double glazing and well-proportioned accommodation throughout. Externally, there is a sunny rear garden, off-road parking accessed via double timber gates and a detached garage, making this an ideal purchase for first-time buyers, families and investors alike.

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DESCRIPTION

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers spacious accommodation, a sunny rear garden, off-road parking and a detached garage. The property features a bright living room opening into the dining area, a fitted kitchen, three well-proportioned bedrooms and a family bathroom. Conveniently located close to Chester city centre, local amenities and excellent transport links, the property is offered to the market with the added benefit of NO ONWARD CHAIN.



LOCATION

Perfectly positioned in a popular and well-connected residential location, this property is ideally placed for easy access to Chester city centre, Greyhound Retail Park, a range of local amenities, highly regarded schools and excellent motorway links including the A55 and M53. Combining convenience with a family-friendly setting, this is an ideal location for commuters, first-time buyers and growing families alike.

DIRECTION

From the Chester office, UK. Head south on Lower Bridge St towards St Olave St. Turn right onto Castle St. At the roundabout, take the 2nd exit onto Nicholas St/A5268. Continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate St/A5116. Continue straight onto Parkgate Rd/A540. Hoylake A540 Blacon Iniversity. At Parkgate Rd Roundabout, take the 2nd exit onto Blacon Ave. Go through 1 roundabout. At the roundabout, take the 2nd exit onto Shelley Rd. At the roundabout, take the 1st exit and stay on Shelley Rd. Turn left onto Thomas Cl Destination will be on the right. Arrive: Thomas Cl, Blacon, Chester CH1 5XG, UK

EXTERNALLY - FRONT

To the front of the property is a lawned garden with steps rising to the front entrance door, which benefits from a canopy over and an external courtesy light. Timber side access leads through to the rear garden.

ENTRANCE HALL

The property is entered via a UPVC double glazed front door opening into a welcoming entrance hall with wood-effect laminate flooring, radiator and staircase rising to the first floor accommodation. A door leads through to the living room.



LIVING ROOM

13'8" x 11'8"

A bright and comfortable reception room enjoying a window overlooking the front elevation with a radiator below. An open archway creates a natural flow through to the dining room.



DINING ROOM

8'6" x 6'9"

With wood-effect laminate flooring, radiator, rear aspect window and an open-plan layout leading directly into the kitchen, creating an ideal space for family dining and entertaining.



KITCHEN

8'6" x 7'6"

Fitted with a range of wall, base and drawer units complemented by stainless steel handles and marble-effect work surfaces incorporating a resin sink unit with mixer tap and tiled splashback. Integrated appliances include an oven and hob, whilst there is space and plumbing for both a washing machine and dishwasher. Further benefits include a useful understairs storage cupboard, ceramic tiled flooring, rear aspect window and a UPVC double glazed door providing access to the side of the property.

FIRST FLOOR LANDING

With a side aspect window, loft access and doors leading to all three bedrooms and the family bathroom.



BATHROOM

6'2" x 5'6"

Appointed with a white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, low-level WC and pedestal wash hand basin. Finished with partially tiled walls, radiator, recessed ceiling spotlights and an opaque rear aspect window.



BEDROOM ONE

12'9" x 8'8"

A spacious double bedroom with a window overlooking the front elevation and radiator beneath.



BEDROOM TWO

9'6" x 8'8"

A second double bedroom featuring wood-effect laminate flooring, rear aspect window and radiator.



BEDROOM THREE

8'9" x 6'1"

A generous single bedroom with airing cupboard, front aspect window and radiator.



REAR GARDEN

The enclosed rear garden enjoys a sunny aspect and is laid principally to lawn with a paved patio seating area. Double timber gates provide secure off-road parking and access to the detached garage.

GARAGE

12'0" x 9'3"

A prefabricated garage fitted with an up-and-over door, side personnel door, side window and separate consumer unit.

SERVICES TO PROPERTY

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

TENURE - Freehold

COUNCIL TAX - B

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.

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.

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.

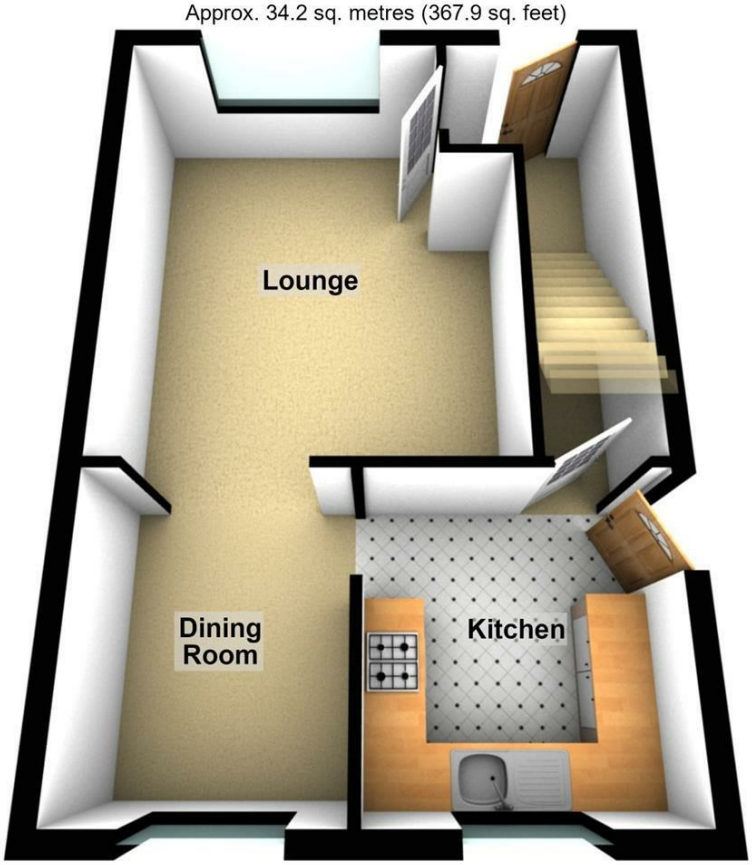
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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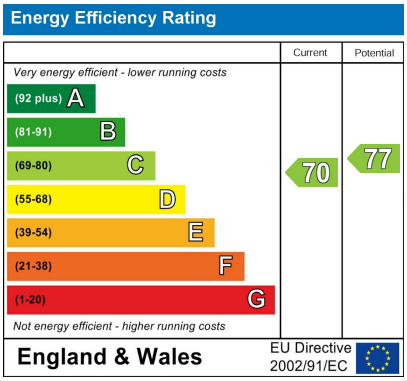
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Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 68.4 sq. metres (735.9 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.