Town & Country

Estate & Letting Agents

Stamford Road, Blacon

Offers In Excess Of £200,000









This beautifully presented two-bedroom extended semi-detached home perfectly blends contemporary style with practical family living. Highlights include a stunning open-plan kitchen/dining/living space with underfloor heating, a versatile family room, modern bathroom, secure off-road parking and a landscaped south-east-facing garden. Offering contemporary interiors, versatile living space, secure parking and a beautifully maintained garden, this is an appealing home with plenty to offer. Finished to a high standard throughout, viewing is essential to appreciate this wonderful home.

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DESCRIPTION

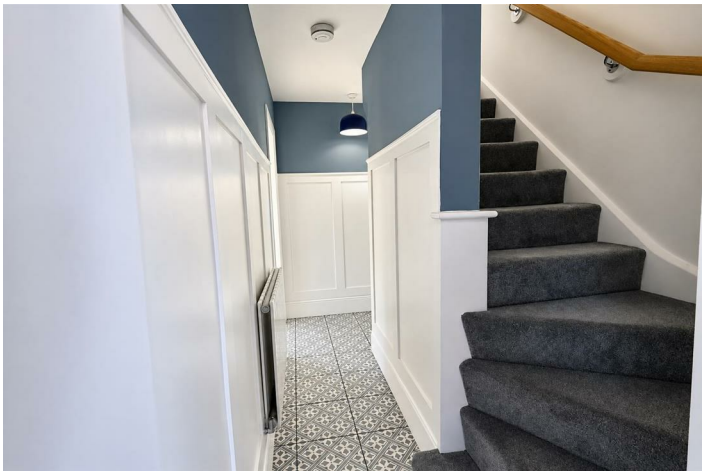
This property is an ideal purchaser for a first-time buyer or investor, finished to a high standard and ready to move into offering a contemporary modern style, with carefully chosen décor complementing each room. The property also benefits from a regularly serviced Potterton combi boiler and UPVC double glazing throughout, with charcoal grey frames externally and white finishes internally. Upon entering through the front door, you are greeted by a stylish blue and grey geometric-patterned ceramic tiled floor, with doors leading into the family room featuring a vaulted ceiling with sky light and the stylish open-plan kitchen, dining and living space with a modern high-gloss kitchen, dark marble-effect worktops, rose-gold detailing and underfloor heating. French doors open onto the attractive south-east-facing rear garden. The first floor landing leads to two well-proportioned bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes and access to a versatile dressing room/nursery. A stylish family bathroom completes the accommodation. Externally, having secure gated off-road parking. The enclosed rear garden features a paved patio, decked seating area, raised planters, lawn, established Red Robin hedging and useful storage.

LOCATION

Stamford Road enjoys a convenient and well-connected location, making it an appealing choice for both families and commuters. Chester city centre is easily accessible, offering a wealth of shops, cafés, restaurants, bars and leisure facilities, while a good selection of local schools, supermarkets and everyday amenities can be found nearby. The area is well served by public transport, with regular local bus services providing connections into Chester and surrounding areas, alongside Chester and Bache railway stations offering routes towards Liverpool, Manchester, North Wales and beyond. There are also excellent road links towards Chester, North Wales and the wider motorway network, making journeys further afield straightforward. With a combination of amenities, transport links and easy access to the city and surrounding countryside, the location offers a great balance of convenience and lifestyle.

DIRECTIONS

From our Chester branch, head south towards Castle Street and continue via Nicholas Street and the A5268. At the roundabout, take the exit onto Upper Northgate Street/A5116, continuing onto Parkgate Road/A540 towards Blacon. At Parkgate Road Roundabout, take the second exit onto Blacon Avenue and continue through two roundabouts. Continue onto Saughall Road, passing through a further roundabout, then turn right onto Stamford Road. The property will be located on the right-hand side.



ENTRANCE HALLWAY

10'4" x 5'11" l-shaped

Upon entering through the front door, you are greeted by a stylish blue and grey geometric-patterned ceramic tiled floor, three-quarter-height white wall panelling and charcoal blue painted walls, complemented by a white ceiling and matching ceiling light. There is also a designer white radiator. Doors lead to a useful under-stairs cupboard housing the consumer board and electric meter, the kitchen/dining/living room and the lounge.



KITCHEN AREA

10’8” x 9’5”



DINING AREA

12’5” x 9’4”



LIVING ROOM AREA

12’5” x 7’10”

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

The contemporary kitchen comprises a range of white high-gloss, slab-effect base and wall units, incorporating drawers and finished with stylish rose-gold handles. There are dark marble-effect laminate worktops, an integrated Lamona single oven with matching electric hob and chimney-style extractor hood, together with a black glass splashback and square white ceramic tiled surrounds. A stainless-steel sink with mixer tap is provided, along with space for a washing machine, tumble dryer and fridge freezer.

The flooring is finished with attractive light wood-effect ceramic plank tiles, with the added benefit of underfloor heating, continuing through into the dining and living areas. The rooms feature white walls, white skirting boards and a

charcoal feature wall. The kitchen window overlooks the beautifully presented rear garden, while large French doors from the dining area open onto the patio.
The lounge benefits from a front-facing window overlooking the garden, with a three-glass pendant light fitting above the dining area, ceiling spotlights within the kitchen and a pendant light fitting within the lounge. A tall designer white radiator and half-glazed white-painted door provide access back to the hallway.



FAMILY ROOM

13'9" x 8'10"

The family room features a vaulted ceiling with skylight, designer white radiator and walls finished in an on-trend soft pink with white skirting boards. A half-glazed white-painted door provides access to the hallway. The room is finished with light grey carpet, two stylish chrome and pink pendant light fittings and a front-facing window overlooking the driveway.

FIRST-FLOOR LANDING

Stairs with dark grey carpeting rise to the first-floor bedrooms and family bathroom.



PRINCIPAL BEDROOM

9'9" x 9'7"

The principal bedroom benefits from fitted mirrored sliding-door wardrobes, oak-effect laminate flooring and a tall, slimline designer white radiator. A white UPVC window provides a front-facing aspect, while the walls are finished in soft pink with a green feature wall and white skirting boards. A door leads through to the dressing room/nursery, currently used as a small child's bedroom.



DRESSING ROOM/NURSERY

9'9" x 8'4"

The dressing room/nursery features a white-painted five-panel door, dark oak-effect laminate flooring and beautifully decorated yellow walls featuring parrots, butterflies, foliage stencils and an animal scene. A window provides a rear-facing aspect overlooking the garden, while a built-in cupboard houses the Potterton combi boiler.





BEDROOM TWO

12'7" x 8'6"

Bedroom two features light oak-effect laminate flooring, a designer white radiator and a white UPVC window overlooking the rear garden. The room is finished with white walls and a turquoise and purple feature wall, together with a white pendant light fitting.



FAMILY BATHROOM

10'1" x 4'3"

The bathroom comprises a white Sottini wall-hung wash basin with mixer tap, matching WC and bath with shower screen. The bath is fitted with a Barisan thermostatic shower, rain shower head and hand shower. The walls and floor are finished with Porcelanosa beige stone-effect ceramic tiles with charcoal grout. Further features include a white panelled bath, chrome heated towel radiator and ceiling spotlights.



EXTERNALLY

The rear garden is secure, enclosed and beautifully maintained, featuring vertical-board wooden fencing, a golden-buff ribbed paved patio area, raised wooden planters and a decked seating area. The garden is predominantly laid to lawn and benefits from established Red Robin hedging, creating a good degree of privacy. There are also two useful wooden-clad brick storage areas.





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 our team on 01244 403900.
Viewings are strictly by appointment via our Chester branch.

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.

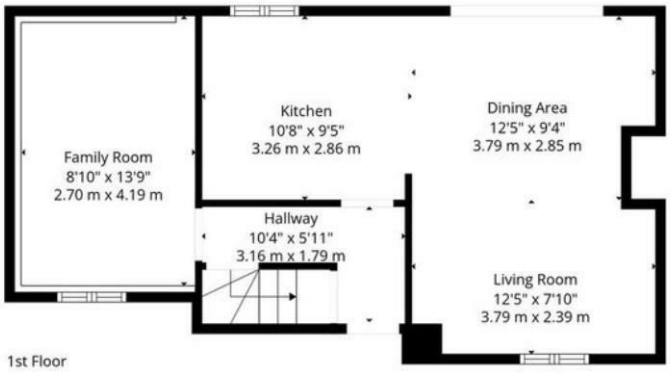
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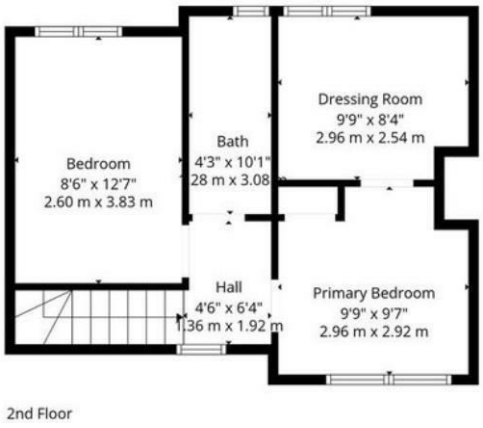
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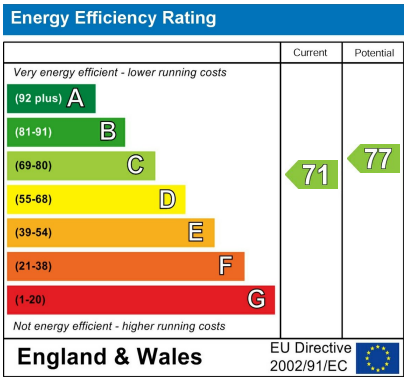
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