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Estate & Letting Agents

Stratford Road, Blacon

Offers In Excess Of £195,000









This well-presented, three-bedroom home has been recently modernised and is situated in the popular area of Blacon. Offering well-proportioned accommodation, a corner plot, off-road parking and a private garden. With its attractive presentation, practical layout and outdoor space, this property would make an ideal family home, investment opportunity or first time buyer starter home. Early viewing is highly recommended.

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DESCRIPTION

A well-presented and recently modernised three-bedroom terraced property situated on a corner plot in the popular area of Blacon. The property offers spacious living accommodation, comprising a welcoming entrance hallway, living room, separate dining area and a fitted kitchen, alongside three bedrooms and a family bathroom. Externally, the property benefits from a two-car driveway providing off-road parking, a generous lawned garden with mature hedging and shrubs, and a brick-built storage shed with lighting and power.



LOCATION

Situated in the popular residential area of Blacon, the area benefits from a range of local amenities, including convenience stores, supermarkets, pharmacies and takeaway options. The area is well served by nearby primary and secondary schools, making it an attractive location for families. Local bus services provide connections to Chester city centre, while Bache and Chester railway stations offer rail links to Liverpool, Manchester and London. Road connections provide access to the wider Cheshire and North Wales areas. Residents can also enjoy nearby parks, green spaces and recreational facilities, with Chester's historic city centre, shopping, restaurants, riverside walks and popular attractions all 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 Watergate Street/A548, continue to follow A548. Turn right onto Clifton Drive, turn right onto Blacon Point Road, turn left onto Morton Road, turn right onto Cleaver Road, turn left onto Stratford Road the property will be located on the right-hand side.



ENTRANCE HALLWAY

5'10" x 4'3"

Upon entering through the white UPVC front door, you are welcomed into the hallway, which features oak-effect laminate flooring, greige-painted walls, a white ceiling and white woodwork. A radiator provides heating, while the staircase leads to the first floor. Additional features include a white pendant ceiling light and smoke alarm. A white-painted, six-panel MDF door leads into the living room.

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LIVING ROOM

12'5" x 11'1"

Tastefully decorated in greige, complemented by a white ceiling, white woodwork and matching oak-effect laminate flooring, which continues throughout the ground floor. A large white UPVC window overlooks the slate-chipped driveway and established hedging. A double radiator is positioned beneath the window. Additional features include a chimney breast and Virgin Media broadband and TV points. An archway leads through to the dining area.



DINING AREA

7'2" x 7'2"

The dining area continues the décor of the living room, with greige walls, a white ceiling, white woodwork and matching oak-effect laminate flooring. A white pendant light fitting provides illumination, while a large white UPVC window overlooks the rear garden, which is laid to lawn. A radiator provides heating, and an archway leads into the well-presented kitchen.



KITCHEN

9'6" x 7'2"

The kitchen is fitted with fitted with stylish ivory, slab-fronted base and wall units, complemented by stainless steel T-bar handles and oak-effect laminate worktops with matching upstands. Appliances include a Lamona single fan oven, Lamona electric hob and stainless steel chimney-style extractor hood. There is space for a washing machine and fridge. A stainless steel, single-bowl sink with mixer tap is positioned beneath a white UPVC window overlooking the lawned garden. A wall-mounted unit houses the Worcester? gas combination boiler. Bifold doors conceal the under stairs cupboard, which houses the gas and electricity meters and consumer unit. The kitchen also benefits from oak-effect laminate flooring and a light fitting. A partially glazed wooden stable door provides access to the side pathway, which leads to the rear garden and brick-built storage shed.







FIRST FLOOR LANDING

The staircase leads to the first-floor landing, which provides access to the family bathroom and bedrooms one, two and three via white-painted, six-panel MDF doors. Additional features include loft access, a white pendant light fitting, smoke alarm and a small window overlooking the side garden.



FAMILY BATHROOM

5'2" x 6'2"

The family bathroom comprises a white suite, including a pedestal washbasin with mixer tap, WC and bath with shower screen and an overhead Triton electric shower. The walls are fully tiled in grey, complemented by decorative geometric feature tiles. Oak-effect laminate flooring continues from the landing. Additional features include a ceiling light, wall-mounted extractor fan and a small white UPVC window with opaque glass overlooking the rear garden.



PRINCIPAL BEDROOM

10'2" x 10'9"

The principal bedroom features grey-speckled carpeting, grey-painted walls, a white ceiling and white woodwork. A white UPVC window overlooks the rear garden, with a radiator positioned beneath.



BEDROOM TWO

9'6" x 8'2"

Featuring grey-painted walls, a white ceiling and white woodwork, complemented by grey-speckled carpeting. A white UPVC window overlooks the front garden. Additional features include a radiator and white pendant light fitting.



BEDROOM THREE

6'10" x 8'6"

Featuring greige-painted walls, a white ceiling and white woodwork. A small white UPVC window overlooks the front garden, and a radiator provides heating.



EXTERNALLY

The property is a three-bedroom end terraced, situated on a corner plot. It benefits from a two-car driveway providing off-road parking, finished with loose slate chippings. The large corner garden is mainly laid to lawn, with mature shrubs enclosed by established privet hedging. Conifers to the right-hand side of the property provide additional privacy from the neighbouring property.

The rear garden is mainly laid to lawn and is enclosed by brick walls and wooden fencing. The garden benefits from an outdoor power supply and water tap.

A brick-built storage shed, fitted with double doors, lighting and power, is accessible via the wooden side gate or the kitchen's stable door. The rear garden enjoys a south-westerly aspect.



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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Tenure: Freehold
Council Tax Banding: 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.

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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.

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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.

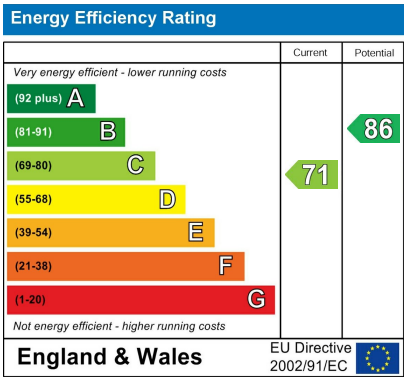
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