

HUMPHREYS

ESTATE & LETTING AGENTS



5 CEDAR MEWS, BLACON,
CHESTER, CH1 5EQ

£150,000

1 BEDS | 1 BATHS | 1 LIVING

SALES

e: chestersales@humphreysofchester.co.uk

t: 01244 401100

WWW.HUMPHREYSOFCHESTER.CO.UK



Offered to market with NO ONWARD CHAIN is this one bedroomed mid terraced Bungalow, pleasantly situated in a cul-de-sac location. Cedar Mews is situated off Saughall Road on the outskirts of Chester City Centre and the property enjoys excellent transport links and there is local shopping facilities nearby. The property has been well maintained yet offers excellent scope for a buyer to put their own stamp on it by way of a general course of cosmetic updating. The property should appeal to a wide audience of buyers as it would be ideal for First Time Buyers, Downsizers, B2L investors and anyone in-between!

Externally, the property enjoys a designated off-road parking space to the rear, and to the front is a block paved area directly in front of Storm Porch where there is a built-in storage cupboard. The rear garden is a charming feature of the home being predominantly laid to lawn with a paved seating area and mature stocked borders with fencing.

Entry into the home is through its composite double glazed door which opens out into the Hall. Here this a fitted airing cupboard with sliding mirrored glass doors and inside it there is slatted shelving and the hot water cylinder. There is a loft hatch in the Hall and access to all rooms. The Kitchen features a range of fitted wall, base and drawer units with work surfacing, sink unit and space/plumbing for kitchen appliances. The gas central heating boiler is also located here. The Living / Dining Room is



of a good-size with a rear aspect and there is sliding patio doors leading to the garden. The Bedroom is also spacious and there are fitted wardrobes with sliding mirrored glass doors. The Bathroom completes the accommodation, a room with fully tiled walls and a three piece suite.

The property benefits from GCH and UPVC double glazing is installed.

LOCATION

The property is convenient for Chester city centre being within 15 to 20 minutes travelling distance with a regular bus network nearby. There is also an array of quality amenities which lie close by which include good shopping facilities and more extensive shopping at the Greyhound Retail Park, which is approximately 5 minutes travelling distance. There is local schooling is available close by and excellent communication links to the M53/56 motorway networks are also within easy travelling distance.

DIRECTIONS

From St Martins Way proceed to the Fountains roundabout turning left onto Liverpool Road and continue along this road. Keeping left at the traffic lights where the road merges with Parkgate Road and turn left onto Cheyney Road. Continue along Cheyney Road for approximately 1 mile where the road merges with Saughall Road. Continue along Saughall Road and Cedar Mews will be observed the left hand side, with the property being found on the left hand side.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

STORM PORCH

HALL

KITCHEN

LIVING / DINING ROOM

BEDROOM

BATHROOM

EPC RATING

D

COUNCIL TAX

Cheshire West and Chester Council - Band A

TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

1. Money Laundering Regulations: Intending purchasers will be



asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

FLOOR PLAN TO GO HERE



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