



47c Black Diamond
Street, Chester

£220,000

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This larger than average mid terraced home situated on the edge of the City Centre whilst offering modern spacious living which has been carefully improved in recent years.

The initial entrance porch leads you through to a over 22ft long living/dining room with bespoke built in display shelves, good sized fitted kitchen with white high gloss units complimented by attractive wood effect work surfaces and matt black fittings.

To the first floor there are two good sized double bedrooms with a stunning bathroom which includes a clawfoot bath with stylish floor and wall tiling set off with matt black fittings with a separate shower cubicle.

Externally there is a walled courtyard to the rear which benefits from a sunny aspect.

The property benefits from UPVC double glazed doors and windows and is warmed by gas fired central heating via a combination boiler.

FINER POINTS

- * Parking via a residents parking scheme
- * Walking distance to the City centre and Chester Railway





station

* Larger than average terrace with a good sized westerly walled courtyard

* Stunning bathroom which includes a roll top bath and separate shower cubicle

* Gas fired central heating and UPVC double glazed doors and windows

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

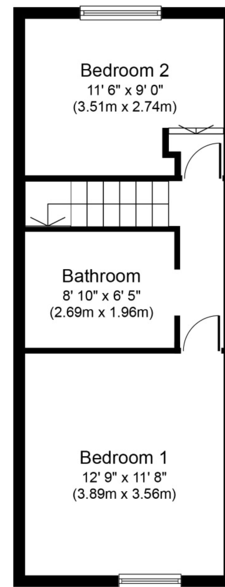
Local Authority: Cheshire West and Chester Council

Council Tax: Band B

Viewings: By appointment only



Ground Floor
Approximate Floor Area
404 sq. ft.
(37.6 sq. m.)



First Floor
Approximate Floor Area
365 sq. ft.
(33.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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