

**2 Gladstone Avenue,
Cheshire
OFFERS OVER
£325,000**





Nestled in a prime location between Chester and Sealand Road, this delightful corner terrace property offers a unique blend of convenience and comfort. As the only home on the street boasting a private driveway with parking for two cars, it stands out for its practicality.

Downstairs, you are greeted by a handy WC. The cosy living room, with its warm and inviting atmosphere, offers a perfect space for relaxation. The open plan kitchen/dining area, ideal for family meals and entertaining, features a handy pantry/utility cupboard for additional storage and functionality.

Upstairs, the property continues to impress with three double bedrooms and a family bathroom.

The private decked garden area, a rare find for a terraced home, offers an intimate outdoor retreat, perfect for summer barbecues or quiet evenings.





- *Only property on the street with parking for two cars!
- *Situated in between Chester city centre & Sealand Road
- *Three double bedrooms
- *Working log burner
- *Gas central heating
- *Downstairs WC
- *Pantry/Utility Cupboard

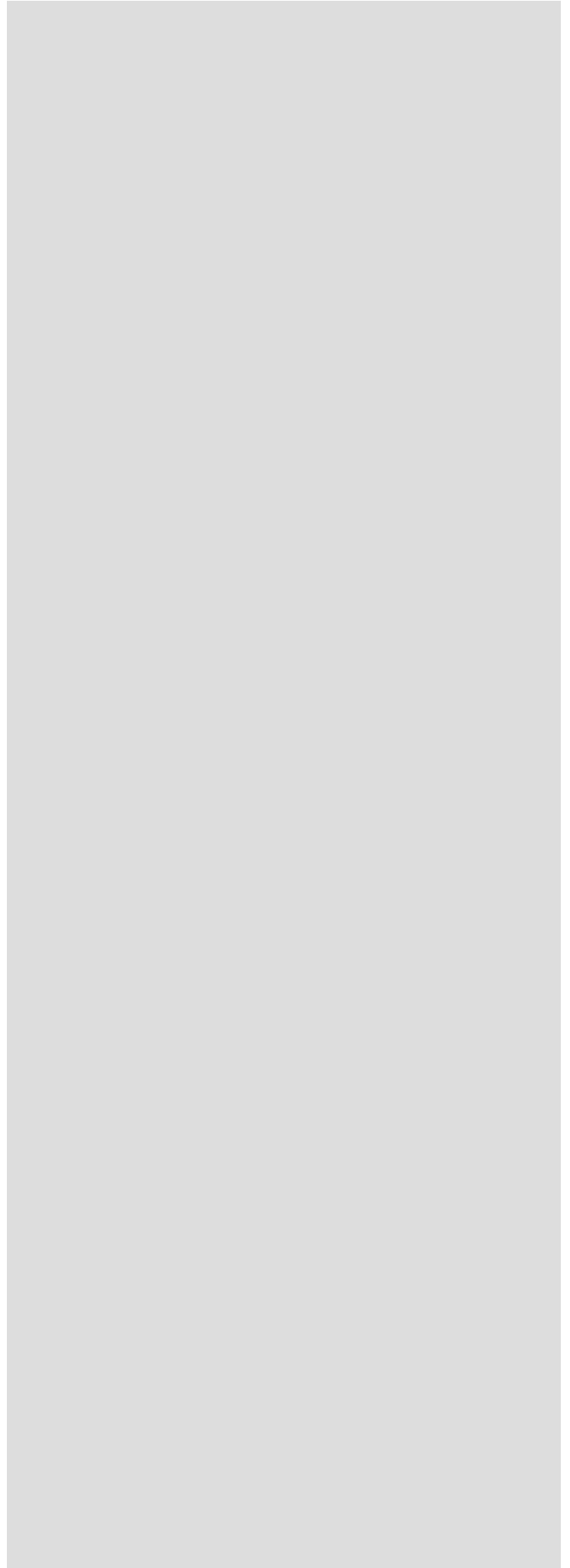
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference 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.

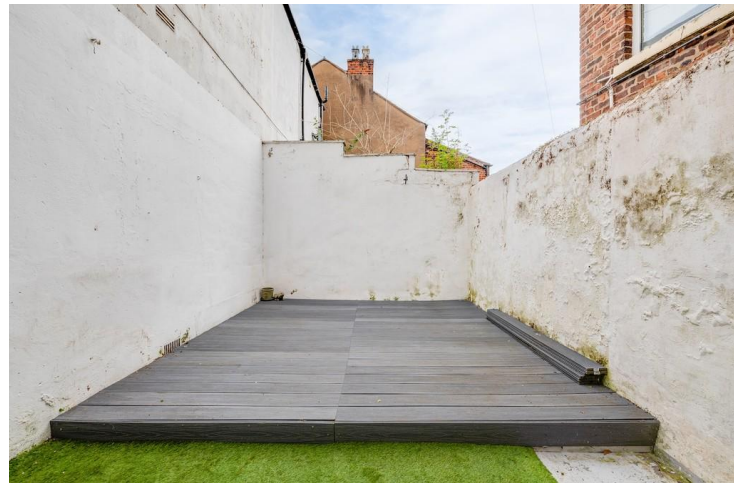
Tenure: Freehold

Local Authority: Cheshire West and Chester Council

Council Tax: Band C

Viewings: By appointment only



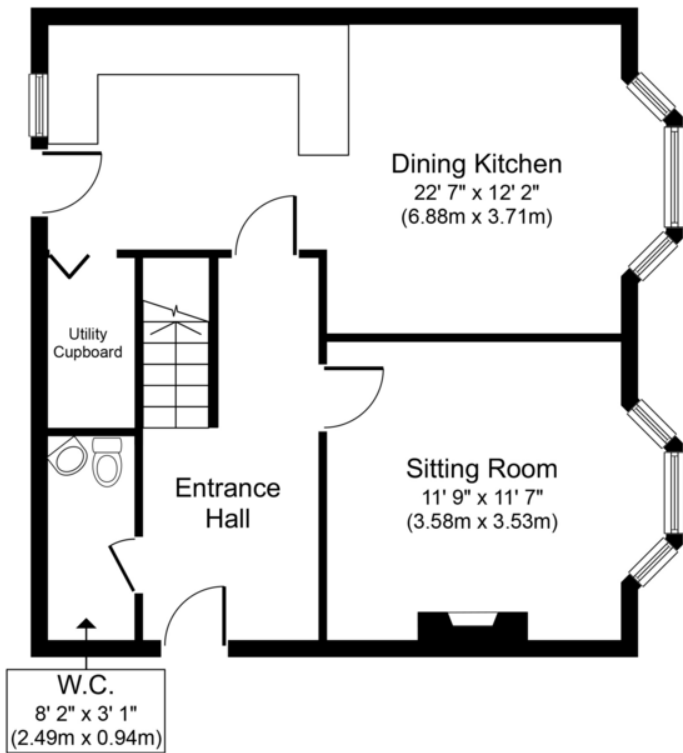




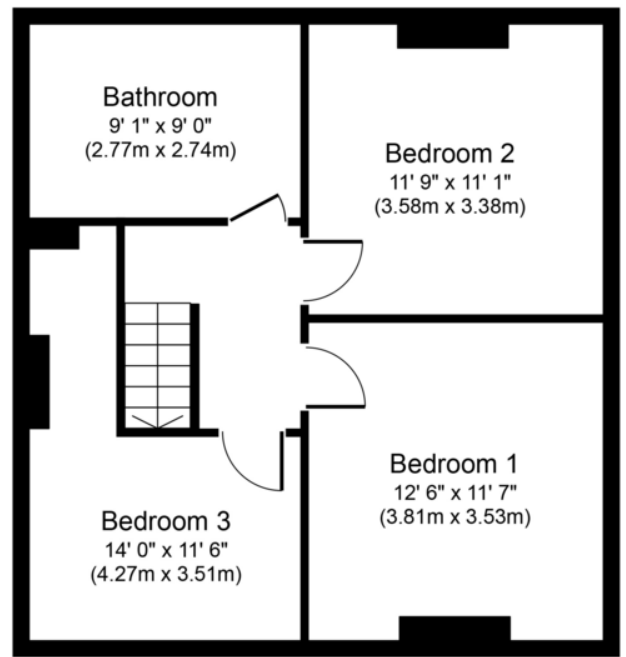
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Ground Floor
Approximate Floor Area
568 sq. ft.
(52.7 sq. m.)



First Floor
Approximate Floor Area
548 sq. ft.
(50.9 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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