



BLACON AVENUE, BLACON

OFFERS OVER £190,000

- PRIVATE REAR GARDEN
- RECENTLY INSTALLED BATHROOM
- DRIVEWAY PARKING
- FITTED WARDROBES
- EXTERNAL STORAGE
- POPULAR LOCATION

44 BLACON AVENUE, CHESTER, CH1 5BU



Situated on a popular road in Blacon, this is an exceptional two-bedroom property with the added benefit of a converted loft room.

Upon entering through the front door, you are greeted by a spacious hallway with an under stairs storage cupboard. To the front is a large living room featuring wooden ceiling beams, and to the rear of the ground floor is a spacious kitchen-diner that spans the width of the property. The kitchen boasts white shaker-style base and wall units with black granite-effect work surfaces, a gas hob, and spaces for appliances. At the rear of the kitchen is a lean-to conservatory with French doors leading out to the garden.

On the first floor, to the front of the property, there is a large double bedroom with two windows and fitted wardrobes. This bedroom has a staircase leading up to an additional loft room that could serve as an extra bedroom, home office, or dressing room. To the rear is another double bedroom with a fitted wardrobe and a recently installed modern three-piece bathroom suite.

Externally, the property features a driveway at the front with parking space for two cars and a large rear garden. The rear garden is partly block-paved, partly with artificial grass, and partly stoned, with a large storage shed at the bottom of the garden.

Excellent amenities are on your doorstep, including a range of local shops, well-regarded schools, frequent bus links, close access to motorway links, and Chester City less than 10 minutes away by car.



44 BLACON AVENUE, CHESTER, CH1 5BU



Council Tax:

Band A

Local Authority:

Cheshire West and Chester Council

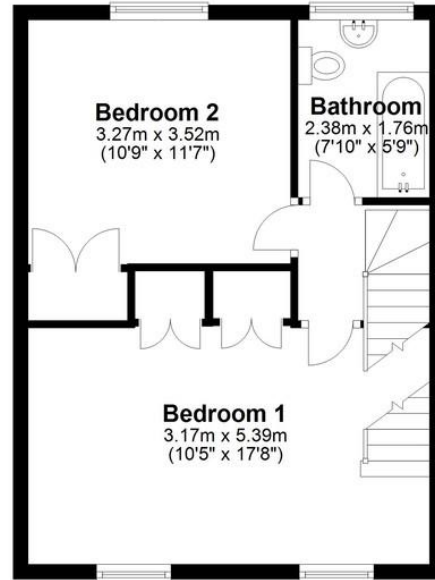
Ground Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



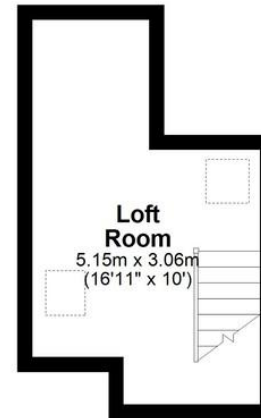
First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Second Floor

Approx. 12.4 sq. metres (133.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements