



BLACON POINT ROAD, CHESTER

£210,000

- THREE DOUBLE BEDROOMS
- CONTEMPORARY DÉCOR
- OPEN PLAN LIVING SPACE
- LARGE DRIVEWAY
- EXTERNAL STORAGE
- CLOSE TO AMENITIES

165 BLACON POINT ROAD, CHESHIRE



A turnkey, three-bedroom semi-detached property, well situated along a popular residential road in Blacon.

Bathed in natural light, the ground floor comprises a hallway with storage, an open-plan lounge/diner with a feature fireplace and French doors leading out to the rear garden, and a most impressive kitchen with an integrated fridge, newly fitted oven, induction hob, and space for both a washing machine and tumble dryer.

The first floor offers a stylish family bathroom and three double bedrooms, the largest of which is to the rear of the property and overlooks the garden.

To the front, there is ample off-road parking and gated access to the rear. The rear garden is an ideal sun trap, predominantly laid to lawn, with a gravelled area perfect for garden furniture – and even a bar! With a recently upgraded heating system, recently fitted UPVC windows that are under guarantee, and having been well-maintained throughout, this property is ready to move into.

The location is highly convenient, with excellent local amenities just moments away, including well-regarded schools, a variety of local shops, a cycle track providing access to Chester and North Wales, easy access to

motorway links, and the Roman city of Chester just under 10 minutes away by car.



165 BLACON POINT ROAD, CHESHIRE WEST AND CHESTER, CH1 5NQ



Council Tax:

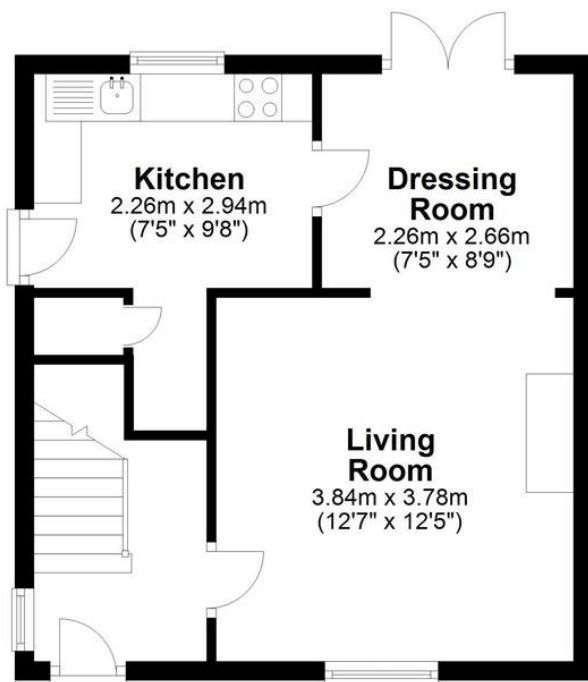
Band A

Local Authority:

Cheshire West and Chester Council

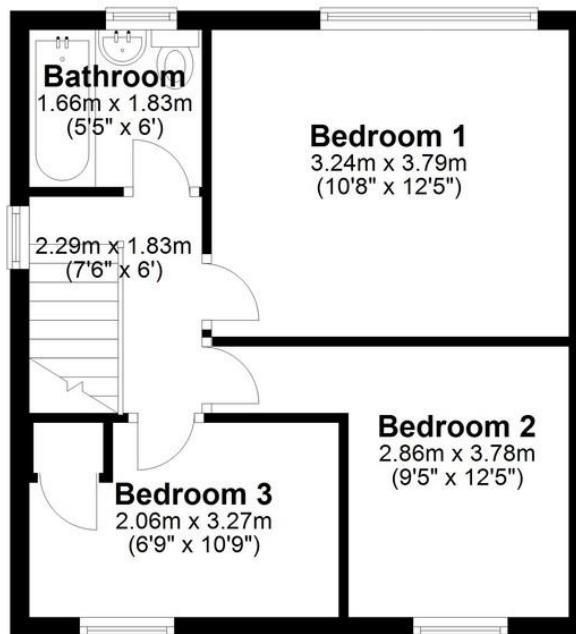
Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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