



MORGAN CLOSE, BLACON, CHESTER

£190,000

- STUNNING SUNROOM
- OPEN PLAN LIVING SPACE
- AMPLE PARKING
- PRIVATE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- TWO BEDROOMS

urbansale&let
property sales and letting



MORGAN CLOSE, BLACON, CHESTER

2
BED

1
BATH

2
RECEPTION

This modern and attractively presented two bedroom home sits within an exceptionally tidy and peaceful cul de sac in a well regarded residential area. Its position makes it a strong choice for first time buyers seeking a comfortable and low maintenance start, for those wishing to downsize without compromising on quality, or for investors looking for a dependable buy to let opportunity. The location is particularly convenient, with an excellent variety of local amenities close by, along with easy access to the historic city of Chester and its many attractions.

Inside, the property opens into a welcoming hallway finished with wood effect laminate flooring that provides a warm first impression. A practical built in storage cupboard is ideal for keeping coats, shoes and household items neatly organised. The layout flows into a spacious lounge that offers a versatile and comfortable living area suitable for a range of furniture arrangements. One of the most impressive aspects of this home is the superb sunroom that leads off the lounge. Recently constructed and beautifully designed, it is filled with natural light due to its generous windows and striking lantern style roof, creating an uplifting space for relaxation or informal dining.

The kitchen is positioned at the front of the house and is fitted with a selection of wall and base

units, laminate work surfaces and tiled splashbacks. It includes a freestanding gas cooker, a sink with mixer tap, plumbing for a washing machine, a radiator and a double glazed window that provides a pleasant outlook over the driveway and front garden. The layout is practical and straightforward to maintain.

Upstairs, the landing benefits from a double glazed window to the side. The main bedroom is set to the rear and includes built in cupboards and a radiator, providing a peaceful setting that overlooks the garden. The second bedroom faces the front and can accommodate a single bed, nursery furniture or a home office arrangement. The bathroom is fitted with a bath with shower over, a wash basin, a toilet and a double glazed window to the front.

Externally, the property stands well from the road with a lawned front garden and a driveway that can accommodate several vehicles. The rear garden is generously sized and maintained to a good standard, featuring a wide lawn bordered by fencing along with a patio area suitable for outdoor dining, barbecues or relaxed enjoyment during the warmer months. The balance of indoor and outdoor space is a particular strength of the home, and the light filled sunroom adds further appeal by providing a bright and versatile extension to the living accommodation.



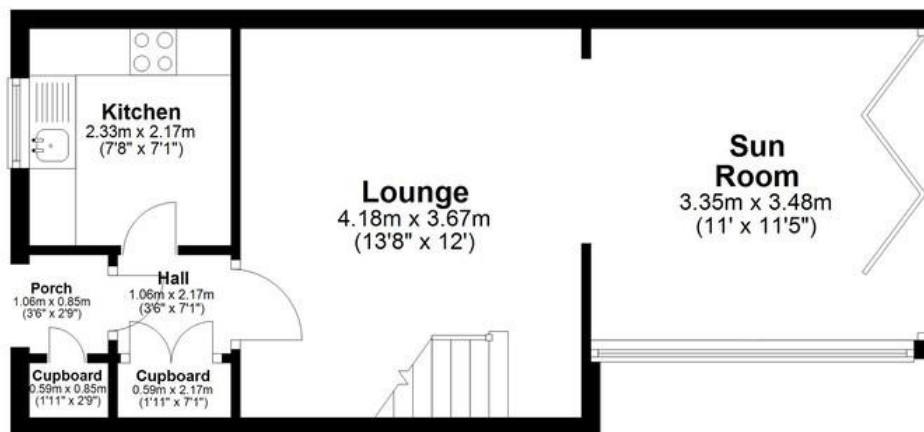


urbansale&let 
property sales and letting

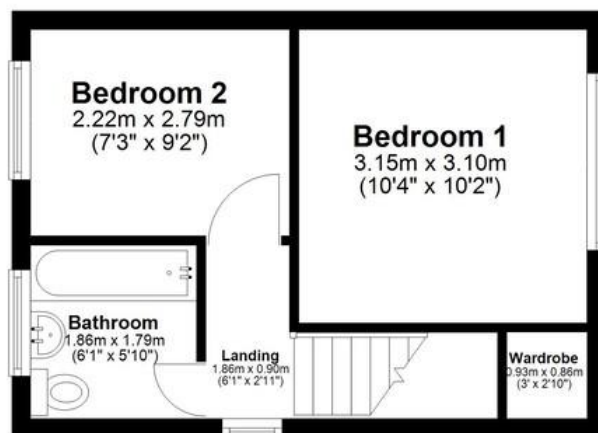
Need to sell first?
Book a free valuation
01244 886 636



Ground Floor



First Floor



TOTAL FLOOR AREA 713 sq ft / 66 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band A

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hooles
Chester
Cheshire
CH2 3AY

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk