



**WESTERN AVENUE, BLACON, CHESTER**

**£150,000**

- CHAIN FREE
- LARGE CONSERVATORY
- OFF-ROAD PARKING

- BEDROOMS WITH FITTED WARDROBES
- LOW MAINTENANCE GARDEN
- KITCHEN WITH BREAKFAST BAR

**DWELL**

# WESTERN AVENUE, BLACON, CHESTER

2  
BED

1  
BATH

1  
RECEPTION

A well-presented, chain-free two-bedroom mid-terrace property situated in a convenient location close to local amenities and within easy reach of Greyhound Retail Park, Chester City Centre, North Wales and major motorway networks.

The property offers spacious accommodation throughout, with large windows allowing plenty of natural light into the home. The entrance hall leads to a generous living room with feature fireplace, while the kitchen/diner provides ample cupboard and worktop space together with a breakfast bar for informal dining.

To the rear, the large conservatory provides additional reception space and overlooks the garden, making it ideal for use as a dining room, sitting room or home office.

The first floor comprises two double bedrooms, both benefiting from fitted wardrobes, together with a family bathroom fitted with a three-piece suite comprising a bath with electric shower over, wash hand basin and WC.

Outside, the property benefits from low-maintenance gardens to both the front and rear. The rear garden is mainly paved and gravelled with raised beds and a substantial brick-built shed

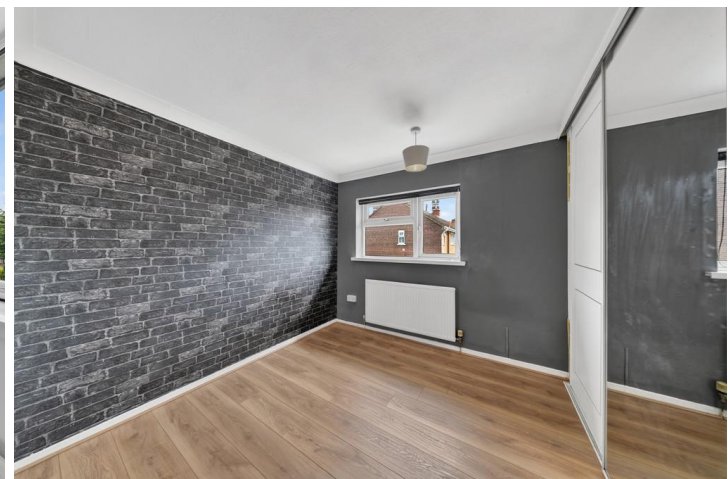
with power and water connected. To the front, a block-paved driveway provides off-road parking.

Offered to the market with no onward chain, this spacious home would make an ideal first-time purchase, buy-to-let investment or property for those looking to downsize.





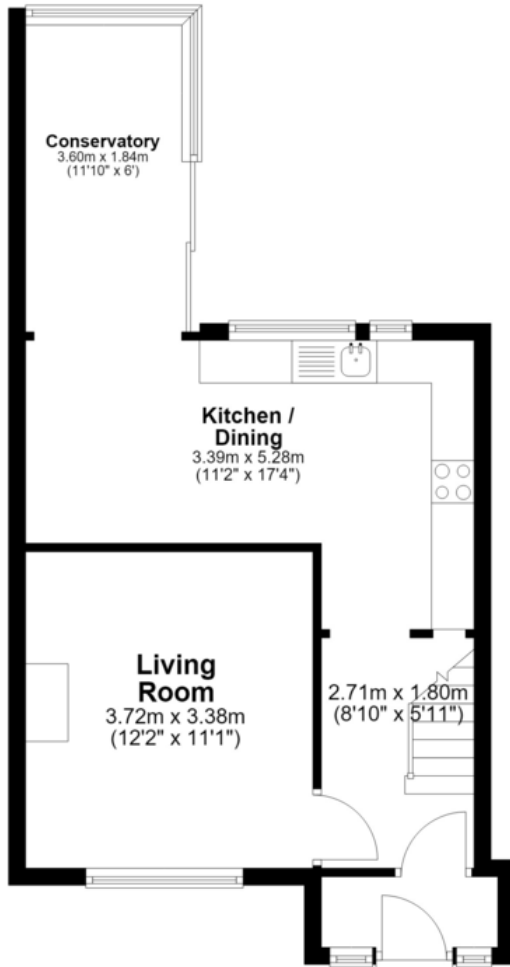
**DWELL**  
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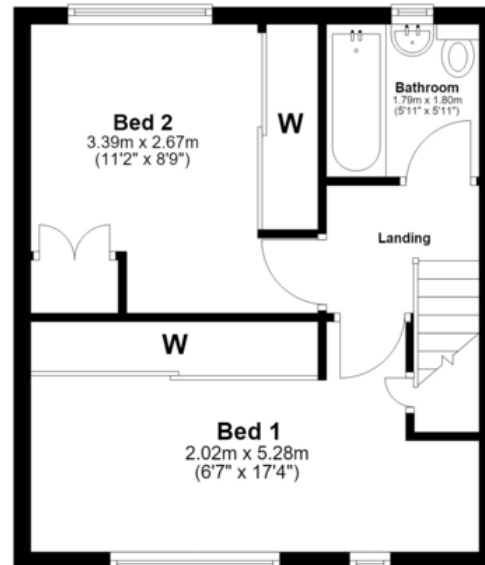


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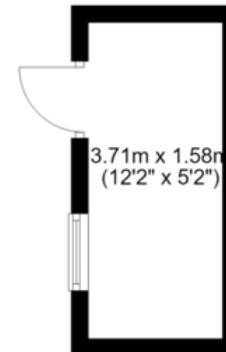
## Ground Floor



## First Floor



## Shed



**TOTAL FLOOR AREA** 797 sq ft / 74 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## COUNCIL TAX

Band A

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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