



MAYFIELD ROAD, BLACON

£250,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM WITH SLIDING

- THREE WELL-PROPORTIONED BEDROOMS
- DETACHED GARAGE
- NO ONWARD CHAIN

DWELL

MAYFIELD ROAD, BLACON

3
BED

1
BATH

2
RECEPTION

A beautifully presented and deceptively spacious three-bedroom semi-detached home, occupying a generous plot with a detached garage, extensive driveway parking and a private rear garden, ideally situated within a quiet residential road in the popular suburb of Blacon.

Having been thoughtfully modernised and exceptionally well maintained by the current owners, 14 Mayfield Road offers stylish, ready-to-move-into accommodation that will appeal to first-time buyers, young families and those looking to upsize. Combining generous living space with a neutral contemporary finish throughout, this is a home that effortlessly balances practicality with comfort.

The welcoming entrance hall leads into a spacious living room, where a large picture window floods the room with natural light. Tastefully decorated in modern tones and centred around an attractive feature fireplace, this is a warm and inviting space in which to relax.

To the rear of the property is a generous dining room, providing ample space for both everyday family meals and entertaining guests. Sliding patio doors open directly onto the rear garden, creating a seamless connection between the indoor and

outdoor living spaces.

The adjoining galley-style kitchen is both practical and well appointed, fitted with an extensive range of oak-effect wall and base units providing excellent storage and generous worktop preparation space. An integrated electric oven, four-ring gas hob and extractor are complemented by space for additional freestanding appliances, while large windows overlooking the garden allow natural light to pour into the room.

The first floor offers three well-proportioned bedrooms. The principal bedroom is a generous double, complete with a full wall of fitted wardrobes providing excellent storage. The second bedroom is another comfortable double, whilst the third bedroom offers flexibility as a child's bedroom, nursery or home office. Completing the accommodation is a well-maintained family bathroom, fitted with a contemporary white three-piece suite incorporating a shower over the bath.

Externally, the property occupies a particularly generous plot. To the front, a lawned garden with established planting sits alongside a long driveway providing off-road parking for several vehicles, leading to a detached brick-built garage offering excellent storage, workshop potential or future

conversion potential (subject to the necessary consents).

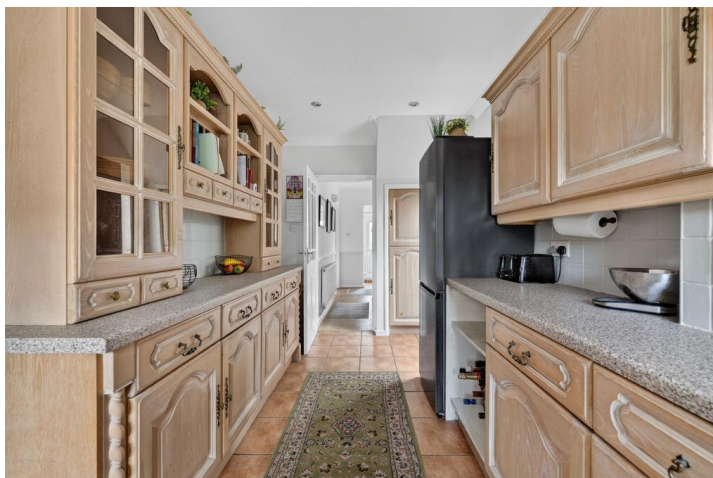
The rear garden enjoys an excellent degree of privacy, enclosed by mature evergreen hedging to create a peaceful outdoor retreat. Principally laid to lawn, it offers plenty of space for children and pets, whilst a raised timber deck provides the perfect setting for outdoor dining and entertaining throughout the warmer months.

Situated in the popular suburb of Blacon, the property is ideally placed for a wide range of everyday amenities including supermarkets, cafés, healthcare facilities and highly regarded schools. Chester city centre is just a short drive away, offering an excellent selection of independent shops, restaurants, bars and cultural attractions. Excellent road links via the A55 and M53 provide convenient access to North Wales, Liverpool, Manchester and the wider motorway network, making this an ideal location for commuters.





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DWELL



Ground Floor Building 1



TOTAL FLOOR AREA 946 sq ft / 88 sq m

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

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		82
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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