

williams estates



**11 Longdale Drive, Blacon, Chester,
Chester, CH1 5AT**

£195,000

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EPC - D68

Council Tax Band - B Tenure - Freehold

SUMMARY

AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION! Introducing a three bedroom semi-detached house on the outskirts of Chester. Ideal for a young family, investor, or first time buyers, this property briefly comprises of an entrance hall, three bedrooms, kitchen, dining room, bathroom and garden to the rear. Located in a popular area, close to the beautiful and historic City Centre, internal viewing is highly recommended. Tenure: Freehold. Council Tax Band: B. EPC Rating: TBC.



Accommodation

Hardwood front door leads into

Entrance Porch

With glazed double doors leading into a vestibule and glazed door with glazed panel adjacent leading into the

Reception Hall

With radiator and under stair storage cupboard.

Living Room

15'5" x 10'4" (4.7 x 3.15)

With tiled fire surround and gas fire and uPVC double glazed window to the front elevation.

Kitchen

8'0" x 8'0" (2.45 x 2.45)

With wall and base units, worktops, single stainless steel sink, plumbing for a washing machine, electric cooker point, radiator, double glazed uPVC window to the rear and double glazed door to the side elevation.

Dining Room

13'1" x 7'10" (4 x 2.4)

With double radiator, double glazed window overlooking the rear elevation and double glazed sliding patio doors to the rear.

Stairs/Landing

Stairs from the reception hall leads to the landing with radiator, and uPVC window to the side elevation.

Bedroom One

12'9" x 9'10" excluding wardrobes (3.9 x 3 excluding wardrobes)

With radiator and double glazed UPVC window to the front elevation.

Bedroom Two

11'1" x 9'10" (3.38 x 3)

With radiator and double glazed window to the rear.

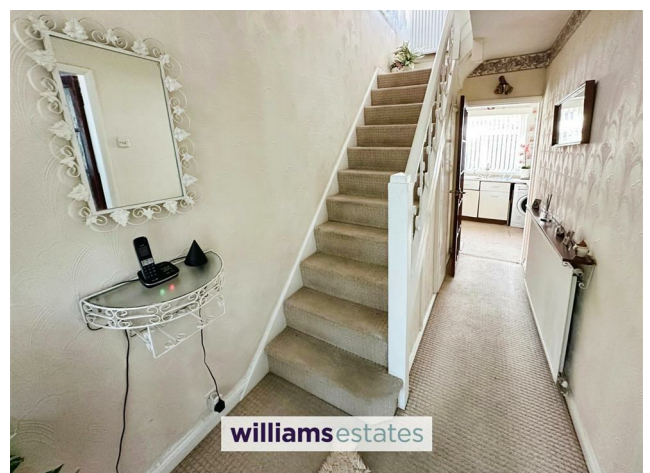
Bedroom Three

7'4" x 6'1" (2.25 x 1.87)

With double glazed window to the front elevation.

Bathroom

With panelled bath, pedestal washbasin, W.C, radiator, cupboard housing the Logic 24 combination central heating boiler and uPVC double glazed window to the rear.



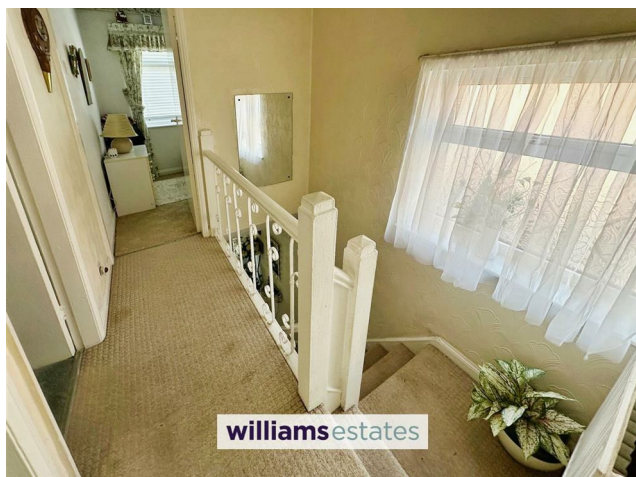


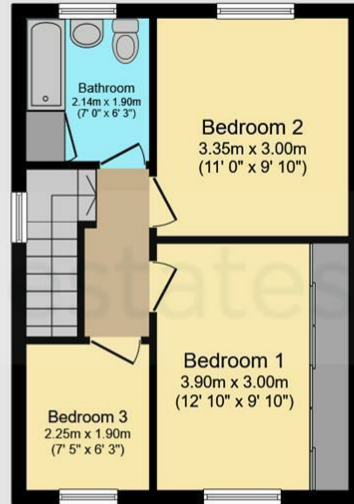
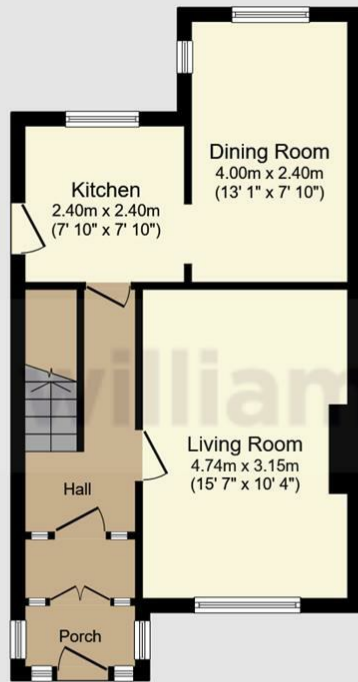
Outside

Wrought iron double gates opening onto a driveway offering off street parking. Front garden is paved for ease of maintenance with the front boundary being walled. The garden continues to the garage. The rear garden having a lawned garden surrounded by paving and vertical board fencing to the rear.

Directions

Proceed from our Mold office right to the roundabout and take the first exit off to the next roundabout and take the fourth exit off onto the A5119 and onto the A494 signposted Queensferry. Take the slip road onto North Wales Expressway/A494/A55. Take the exit towards Chester/A548. Take the exit towards Chester/A548. At the roundabout, take the 2nd exit onto A548. Turn left onto Western Avenue, and follow Highfield Road onto Longdale Drive.





TOTAL: 77.3 m² (832 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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 are advised to recheck the measurements themselves.

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