



Graham Road, Blacon, Chester

£1,400 PCM

EPC rating: C
Council Tax Band: A

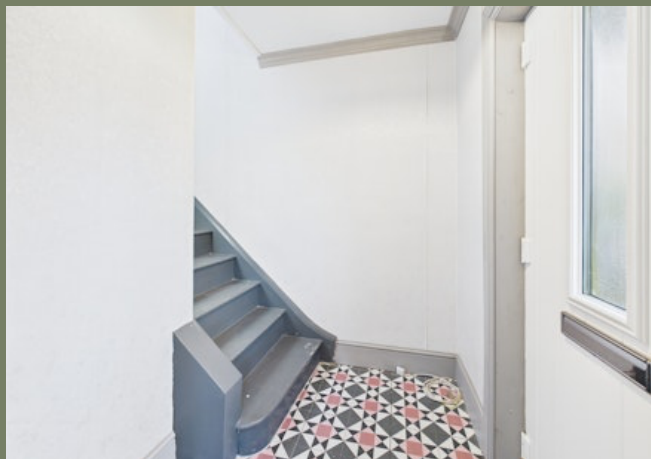




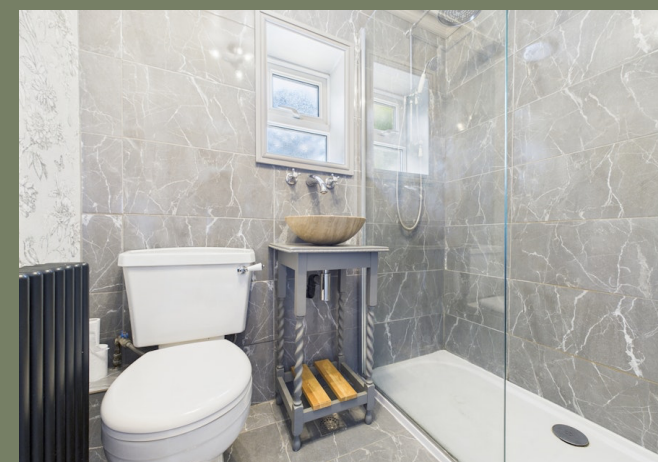
“ This two-bedroom end of terrace property provides practical accommodation within a few miles of Chester city centre. The property has undergone some refurbishment work, creating a modern and functional living space.

The ground floor features an entrance hall with tiled flooring leading to a living room with a decorative fireplace and wooden flooring. This space flows through to a dining area with sliding doors opening onto the rear garden. The kitchen includes a stainless steel sink, electric hob, and appliances including a washing machine and fridge-freezer.

”



Upstairs, you'll find two bedrooms - both reasonable in size and with wooden flooring. The main bedroom includes space for wardrobes, while the second bedroom overlooks the rear garden. The property benefits from a recently installed shower room with a three-piece suite including a walk-in shower, WC, and basin.



“

Outside, the property offers a modest front garden and a larger-than-average rear garden which is mainly laid to lawn. There's a paved patio area suitable for outdoor seating and a handy outbuilding which could provide additional storage.

Located in Blacon, the property is within reach of local amenities including shops, schools, and public transport links. The area offers spacious housing within commuting distance of Chester city centre and provides access to the A540 and A55 road networks for connections to Liverpool and North Wales.

”





Need to know

- Available to move into now
- Refurbished with wooden flooring and modern shower room
- Fitted kitchen with electric hob and appliances
- Larger than average rear garden with outbuilding
- Convenient location for local amenities and transport links
- Available unfurnished - Council Tax Band A



Interested?

chesterlettings@humphreysofchester.co.uk
01244401100

humphreysofchester.co.uk

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



humphreysofchester.co.uk