



# DOUGLAS BUTLER

ESTATE AGENTS



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ESTATE & LETTING AGENTS

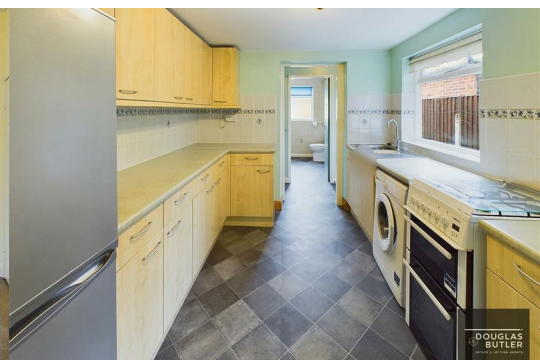
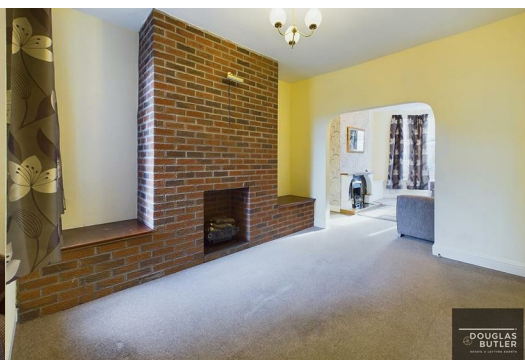
## 13 Gladstone Avenue

Chester, CH1 4JX

**£220,000**



YOUR OPEN INVITATION TO MAKE THIS CHARMING 3 BEDROOM TERRACED YOUR OWN, AVAILABLE WITH NO CHAIN! This family home is available with no onward change and serves as the perfect blank canvas, encouraging your creativity to flourish. As you step through the front door, the possibilities unfold in the spacious interior, awaiting your personal vision. You are greeted by a long entrance which takes you through to the large, open living room with feature fireplace and large bay window allowing the natural light to flood throughout, a well-proportioned dining room and to the rear a kitchen which has been extended out to fit a downstairs bathroom with both shower, and bath facilities. Up the stairs to the first floor you will find three double bedrooms, all benefiting from plenty of space for furnishings and storage. One of which has been adapted to include a toilet and sink. Externally this home features a rear, character filled courtyard style garden with storage shed. All of this can be found on the ever-popular Gladstone Avenue. A vibrant area which is perfectly positioned between Chester City centre, the River Dee and Sealand Retail Park. With the opportunity to make this home truly yours with everything you need on your doorstep, what are you waiting for? Arrange your viewing today.



## Disclaimer & AML

### Disclaimer

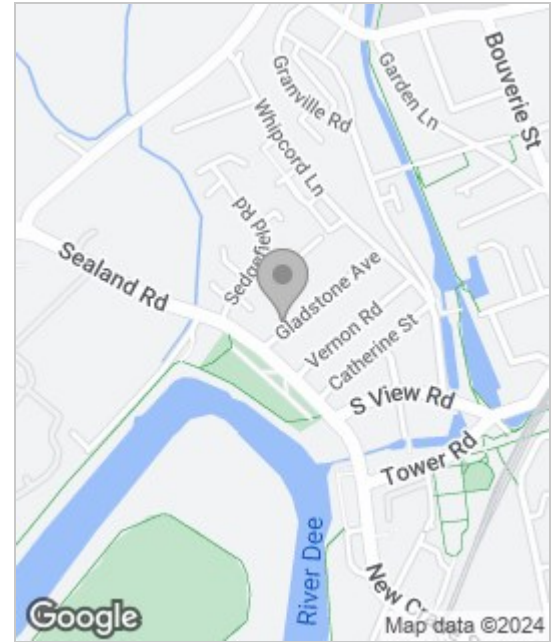
These particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

### Money Laundering Regulations

At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

Do you need to sell your home before you buy? Did you know we offer completely free valuations? We can offer a preferential selling fee for anybody wishing to purchase one of our properties. Contact our team to book your free valuation.

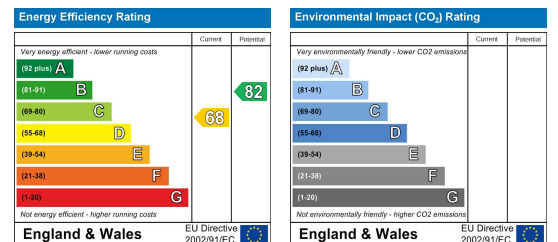
## Area Map



## Floor Plans



## Energy Efficiency Graph



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