



## 57 Graham Road

Blacon, Chester, CH1 5LG

£1,250





# 57 Graham Road

Blacon, Chester, CH1 5LG

£1,250



## Property Description

Reid and Roberts Estate and Letting Agents are thrilled to present this beautifully appointed two-bedroom end-terrace home, offered with NO ONWARD CHAIN! Blending charm with modern comforts, this property features a thoughtfully designed interior and a larger-than-average garden, making it a perfect choice for first-time buyers, small families, or investors seeking a ready-to-move-in opportunity.

The accommodation is well-laid-out and comprises: Ground Floor: Welcoming entrance hall, a cosy living room, a dining room perfect for entertaining, and a kitchen.

First Floor: Landing, two spacious bedrooms, and a stylish, newly fitted shower room.

Situated in Blacon, on the outskirts of Chester, this home benefits from a convenient location just a few miles from the city center. Blacon offers excellent transport links, including easy access to major roads such as the A540 and A55, providing seamless connections to Chester, Liverpool, and North Wales. Additionally, frequent bus services ensure straightforward public transport options for daily commuting.

With its ideal blend of location, space, and style, this property is not to be missed. Contact us today to arrange your viewing!

## Accommodation Comprises

Composite entrance door opens into:

### Entrance Hall

Welcoming entrance hall with patterned tiled flooring with stairs leading to the first-floor accommodation and door into:

### Living Room

Featuring a decorative fireplace with feature painted brick wall for added character. Wood flooring that flows seamlessly throughout the downstairs. A traditional column radiator, coved ceiling, power points and a large UPVC double-glazed window, filling the space with natural light.

This area transitions smoothly into:

### Dining Room

Continued wood flooring for cohesion. A tall traditional column radiator, coved ceiling and UPVC double glazed sliding patio doors, opening directly to the rear garden making it a perfect space for family meals or entertaining guests.

## Kitchen

Base units topped with a complimentary work surface. A stainless steel 1.5 bowl stainless steel sink with drainer and mixer tap over. Integrated electric hob and space for washing machine and fridge freezer and a wall-mounted combi boiler. UPVC double-glazed windows, offering views of the rear garden and under-stairs storage cupboard providing ample storage. UPVC double glazed door opens to the side of the property.

## First Floor Accommodation

### Landing

Loft access with pull down ladders and doors leading to two bedrooms and a shower room.

### Bedroom One

Spacious and inviting room with built-in wardrobe area. Wood flooring, two UPVC double-glazed windows to the front elevation flooding the room with light. A traditional column radiator and power points.

### Bedroom Two

Also benefiting from wood flooring. A UPVC double-glazed window overlooking the rear garden. Traditional column radiator, coved ceiling and power points.

### Shower Room

A modern and newly fitted shower room. A sleek 3-piece suite comprising of: Low-flush WC, unique basin with wall mounted tap, walk-in rainfall shower with detachable hand shower. Partially tiled walls and tiled flooring for a polished look. A traditional column radiator and coved ceiling for a stylish, modern finish.

## External

The property is accessed via a charming wooden picket fence and gate, leading to an inviting front garden. Beautifully maintained, the garden is mainly laid to lawn and bordered by vibrant plants and shrubs, creating a welcoming and picturesque first impression.

Being an end-terrace property, this home boasts a larger-than-average rear garden, making it an exceptional space for families, gardeners, or outdoor enthusiasts. A spacious mainly laid to lawn bordered by mature hedges, shrubs, trees, and fencing offering both beauty and privacy. A paved patio area, perfect for alfresco dining, outdoor entertaining, or simply relaxing with outdoor furniture.

## Outbuilding

The property also benefits from an additional outbuilding, ideal for

Tel: 01352 700070

keeping your belongings organised and secure. This practical space is perfect for storing gardening tools, outdoor furniture, bicycles, or general household items.

### Shed / Storage Area with Summer House Potential

The garden includes a versatile outbuilding that adds both functionality and charm to the outdoor space. This structure is thoughtfully designed, featuring: Double doors with glass panels for easy access and natural light. Ample space for storing garden tools, bicycles, or outdoor equipment. With its potential to be transformed into a summer house or creative workspace, this outbuilding offers endless possibilities to suit your lifestyle.

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

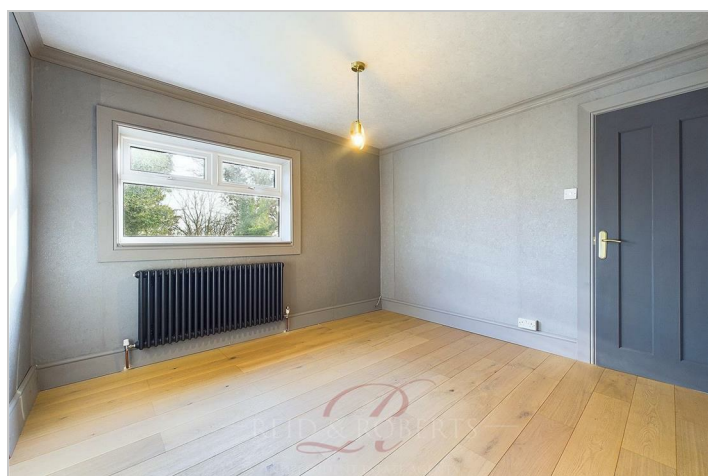
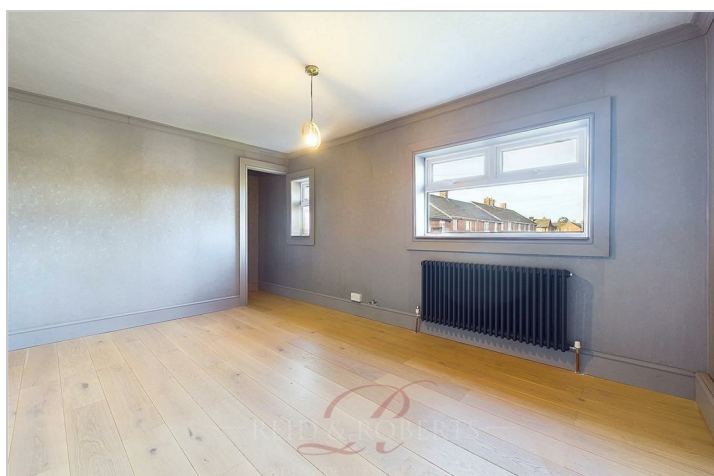
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.





Road Map



Hybrid Map



Terrain Map



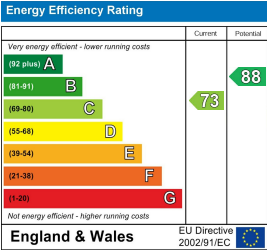
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.