



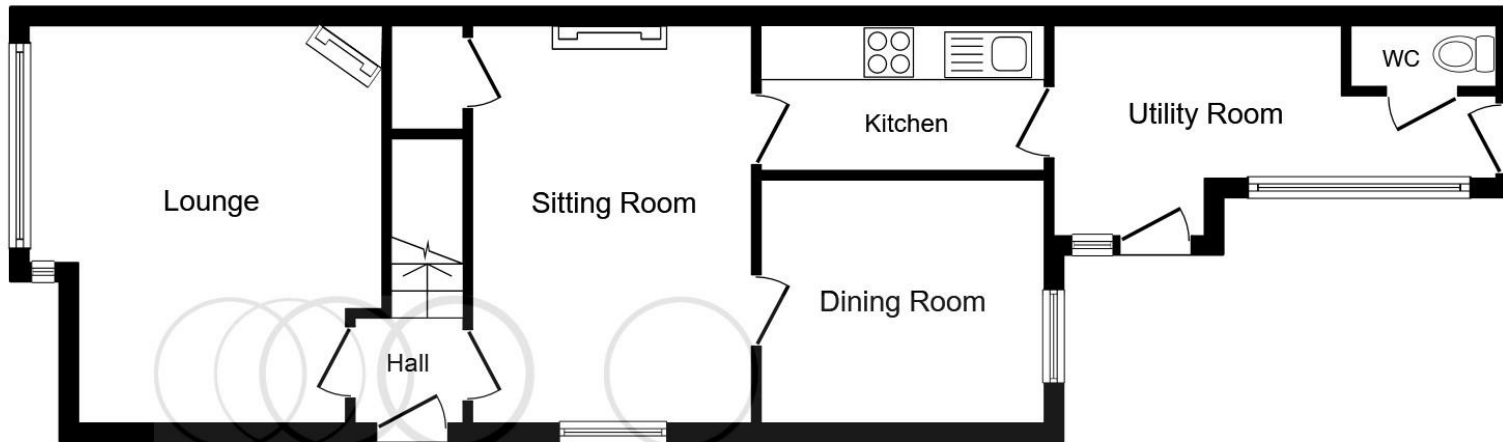
**Highfield Road, Blacon, Chester CH1 5AY**

**welcome to**

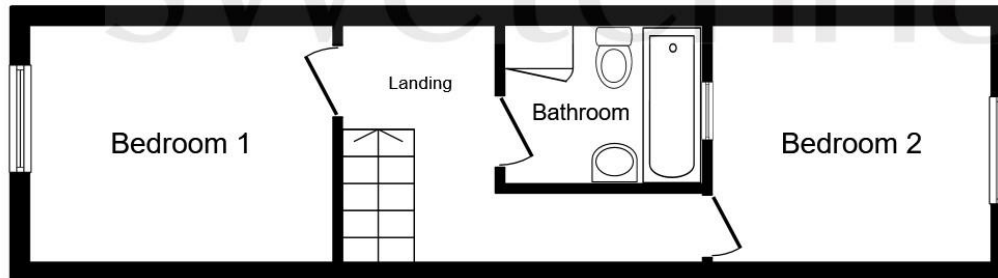
**Highfield Road, Blacon, Chester**

ATTENTION FIRST-TIME BUYERS AND INVESTORS - this 2-bedroom semi-detached home is a traditional period property sitting on a SPACIOUS PLOT. With DRIVEWAY PARKING for multiple cars, and a mature and SPACIOUS GARDEN to the rear, there are excellent SCHOOLS and local shops nearby.





**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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## Entrance Hall

Side entrance door leading into the hallway, wood flooring, staircase leading to the first floor, and doors leading to the Lounge and Sitting Room.

## Lounge

14' 4" x 9' 10" max ( 4.37m x 3.00m max )

With a window to the side elevation, an electric fire in a tiled surround and wooden hearth and mantelpiece, picture rail, and carpet flooring.

## Sitting Room

8' 11" x 10' 3" max ( 2.72m x 3.12m max )

With a window to the side elevation, gas fire, picture rail, understairs storage, carpet flooring, and doors leading into the Kitchen and the Dining Room.

## Dining Room

14' 4" x 13' max ( 4.37m x 3.96m max )

Currently used as a third bedroom, with a window to the rear elevation, picture rail, carpet flooring, and a radiator.

## Kitchen

10' 3" x 5' max ( 3.12m x 1.52m max )

Fitted with a range of wall, base and drawer units with complementary work surfaces, complementary part-tiled walls, stainless steel sink and drainer with mixer tap, space for appliances, carpet flooring, radiator, and a door leading into the Utility Room.

## Lean-To Utility Room

16' 1" x 7' 9" max ( 4.90m x 2.36m max )

A wooden structure with a corrugated iron roof, housing a work top and storage cupboard, with a door leading to the WC, and doors leading out to the rear garden.

## WC

## First Floor Landing

Stairs leading up from the ground floor, carpet flooring, and doors leading to both bedrooms and the bathroom.

## Bedroom One

8' 6" x 10' 10" max ( 2.59m x 3.30m max )

With a window to the front elevation, carpet flooring, and a radiator.

## Bedroom Two

10' 4" x 10' 2" max ( 3.15m x 3.10m max )

With a window to the rear elevation, a frosted window shared with the bathroom, carpet flooring, and a radiator.

## Bathroom

Comprising bath, WC and wash hand basin, complementary part-tiled walls, cupboard housing the boiler, skylight to loft space, a frosted window shared with Bedroom Two, and linoleum flooring.

## Outside Front

Metal gates open to a lawned area with shrubs and enclosed by hedging, with a long driveway which extends down the side of the property to a wooden gate leading to the garage with up-and-over door and asbestos roof.

## Rear

A spacious and long rear garden mainly laid to lawn with plants and trees.

welcome to

## Highfield Road, Blacon, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attention First-Time Buyers & Investors!
- A 2-Bedroom Semi-Detached Home
- Traditional, Period Property on a Spacious Plot
- Driveway Parking for Multiple Cars
- Mature and Spacious Rear Garden

Tenure: Freehold EPC Rating: E Council Tax Band: B

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHS117756 - 0012

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### Agent's Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regard to the potential timeframes involved.

### Land Register

It is our understanding that the Property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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**01244 321321**



[chester@swetenhams.co.uk](mailto:chester@swetenhams.co.uk)



28 Lower Bridge Street, CHESTER, Cheshire,  
CH1 1RS



[swetenhams.co.uk](https://swetenhams.co.uk)