



Gladstone Avenue, Chester CH1 4JX

welcome to

Gladstone Avenue, Chester

This traditional bay-front brick-built terrace house has been imaginatively and stylishly remodelled and benefits from two large reception rooms, well-presented kitchen, two double bedrooms, and a four-piece bathroom suite, with a private garden to the rear and on-street parking.

NO ONWARD CHAIN.





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

Entrance Porch

A recessed porch with a tiled threshold and a beautiful timber door with leaded light and stained glass inserts.

Hallway

With a quarry tile floor, antique-style radiator, staircase rising to the first landing, and a stripped pine door opening into the Dining Room.

Dining Room

12' x 10' 7" max (3.66m x 3.23m max)

With a beautiful stripped timber floor, central chimney breast with storage cupboard inset, antique-style radiator, bookshelves in recess, a uPVC window to the rear elevation with fitted shutter blinds, panel door to large understairs storage cupboard, a door leading into the Kitchen, and a wide opening into the Lounge.

Lounge

12' 11" + bay x 10' 3" max (3.94m + bay x 3.12m max)

Continuation of the stripped timber flooring, a wide bay window to the front elevation with fitted shutter blinds, antique-style radiator, period-style central fireplace with inset cast-iron grate, surround and mantle, marbled hearth, and a timber storage cupboard.

Kitchen

10' x 8' 11" max (3.05m x 2.72m max)

Fitted with a range of wall and base kitchen units with a solid timber working surface and drawers and cupboards under, a deep Butler-style sink with mixer tap over, an inset four-ring gas hob fitted with chromed splashback and fan unit over, a built-in electric oven and grill combination unit, space and plumbing under working surface for a washing machine and tumble dryer, wall-mounted gas-fired boiler for central heating and domestic hot water in a matching cupboard, space for an upright fridge freezer, quarry tiled flooring, a uPVC double glazed window with fitted shutter blinds with view over the rear garden, complementary wall tiling, antique-style radiator, and a door with a frosted panel insert leading out to the rear garden.

First Floor Landing

Staircase rises from the ground floor to a part-galleried landing with large loft access, and doors leading to both bedrooms and the bathroom.

Bedroom One

12' 4" min x 13' 1" max (3.76m min x 3.99m max)

With a uPVC double glazed window with fitted shutter blinds to the front elevation, an antique-style fireplace surround with slate hearth, built-in wardrobe, cupboards in recesses either side with hanging space and shelving, an attractive stripped timber floor and an antique-style radiator,

Bedroom Two

11' 11" x 8' 2" max (3.63m x 2.49m max)

With a uPVC double glazed window with fitted shutter blind to the rear elevation, a period-style fireplace surround with slate hearth, an antique-style radiator, and an attractive stripped timber floor.

Bathroom

A magnificent bathroom with a stripped timber floor, part timber wall panelling and part exposed brick wall, a four-piece suite consisting of a corner-fitted shower cubicle with sliding shower screen doors, thermostatic shower with handheld attachment and square rain head, a freestanding tub-style bath with freestanding corner-mounted mixer tap and shower attachment, fitted wash basin with cupboard under and mixer tap over, low level dual flush WC, antique-style radiator, and a frosted double glazed window to the rear elevation.

Outside

Front

Bounded by hedging, with a pathway leading to the recessed porch with tiled threshold, and the beautiful timber front door with leaded light and stained glass inserts.

Garden

Bounded by an attractive brick wall and by timber fencing, accessed by a gate from the rear, the garden consists of a flagged patio area, level lawn, and a pathway, with a shrubbery border, raised decking terrace and a timber garden shed.



view this property online swetenhams.co.uk/Property/CHS118203



welcome to

Gladstone Avenue, Chester

- A Traditional Bay-Front Brick-Built Terrace House
- NO ONWARD CHAIN
- 2 Reception Rooms
- Well-Presented Kitchen
- 2 Double Bedrooms
- 4-Piece Bathroom Suite
- Private Rear Garden

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

£290,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS118203



Property Ref:
CHS118203 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01244 321321



chester@swetenhams.co.uk



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



swetenhams.co.uk