



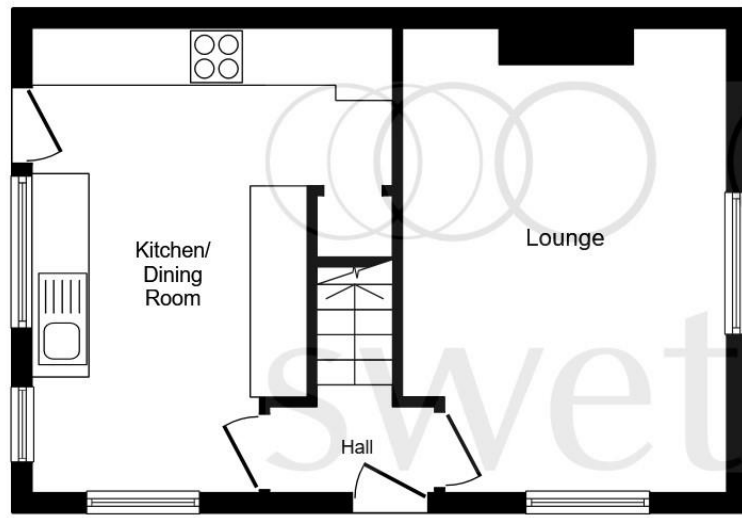
**Burton Road, Blacon, Chester CH1 5HL**



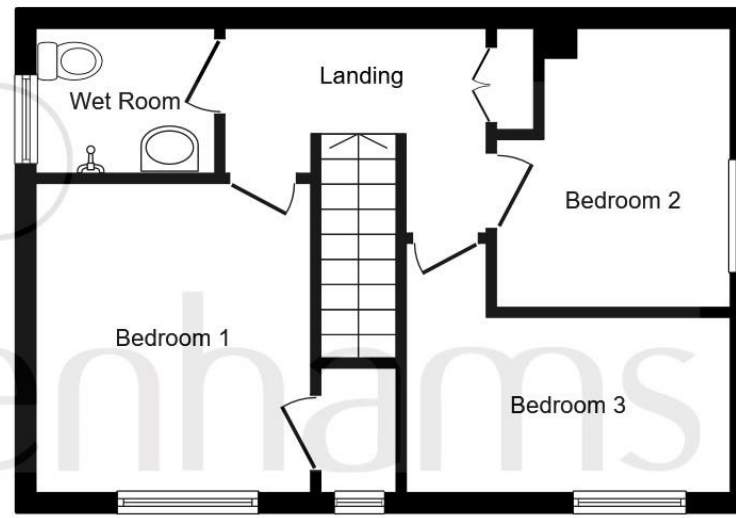
**welcome to**  
**Burton Road, Blacon, Chester**

This spacious 3-bedroom end of terrace house occupies a large corner plot and benefits from off-street parking, gardens and a private courtyard.

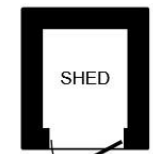




**Ground Floor**



**First Floor**



**Outbuilding**

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)

**The Property** is approached over paved pathways leading to the front door with frosted glazed panel inserts.

### **Entrance Hall**

Front entrance door leading into the hallway, staircase rising to the first-floor landing, and doors leading to the Lounge and the Kitchen/Dining Room.

### **Lounge**

16' x 11' 1" ( 4.88m x 3.38m )

With uPVC double glazed windows to the front and side elevations, exposed ceiling timbers, and a central chimney breast.

### **Kitchen/Dining Room**

15' 11" x 9' 1" ( 4.85m x 2.77m )

A large and flexible family living space with an extensive range of fitted kitchen units - both wall and base - and ample working surface with drawers and cupboards under, an inset one and a half bowl sink and drainer unit with mixer tap over, inset four-ring gas hob with fitted fan unit over, an integral combination oven and grill, space and plumbing under working surface for a washing machine, space for a fridge and freezer, a matching range of wall cabinets including glass-fronted display cabinets, space for a tumble dryer, timber-clad ceiling, a large under-stairs storage recess, tiled floor, uPVC double glazed windows to the front and side elevations, and a double glazed door leading to the private rear courtyard.

### **First Floor Landing**

Stairs leading up from the ground floor, access to roof storage space, radiator, door off to linen cupboard, a window to the front elevation, and doors leading to all bedrooms and the wet room.

### **Bedroom One**

10' 8" x 9' 3" ( 3.25m x 2.82m )

With timber-effect flooring, a uPVC double glazed window with a view over the front garden, a built-in wardrobe cupboard with hanging rail, and a radiator.

### **Wet Room**

A disabled-friendly wet room with fully tiled floor-to-ceiling walls, shower area with thermostatic electric shower fitted, low-level dual-flush WC, pedestal wash basin, timber-clad ceiling, and a frosted uPVC double glazed window to the side elevation.

### **Bedroom Two**

7' x 9' 8" ( 2.13m x 2.95m )

With a uPVC double glazed window to the side elevation.

### **Bedroom Three**

11' 1" x 6' 1" ( 3.38m x 1.85m )

With a uPVC double glazed window to the front elevation.

### **Outside**

There is private parking space accessed by metal gates with a tarmac driveway parking area, and pathways leading to the front door. There is a further pedestrian-gated entrance.

The garden sweeps around the property occupying a corner plot and is principally laid to lawn with flagged pathways, a patio area, and a garden shed.

The screened and fenced courtyard area is hard landscaped for low maintenance and provides a private area with a further personal gate to the rear.



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welcome to

## Burton Road, Blacon Chester

- A 3-Bedroom End-Terrace Property
- Corner Plot
- Spacious Accommodation
- Gardens and Private Courtyard Area
- Off-Street Parking

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: A

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**01244 321321**



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



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



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