



**Gladstone Avenue, Chester CH1 4JU**



**welcome to**  
**Gladstone Avenue, Chester**

NO CHAIN - this 2-bedroom period cottage is well-maintained and has a host of period features, a supersized bathroom and benefits from large and delightful rear gardens.





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)

### **Entrance Porch**

With panelling, leading to the front door with frosted glazed inserts.

### **Entrance Hall**

Part tiled floor and part stripped wood floors.

### **Lounge**

15' max x 10' 2" max ( 4.57m max x 3.10m max )

With a bay window to the front elevation with uPVC double glazed panel inserts, stripped timber floor, high coved ceiling, deep skirting boards, radiator, central chimney breast with recessed fireplace with exposed brick surround, tiled hearth and fitted cast iron multi fuel stove. An open plan lounge/dining room part separated by a wide central opening.

### **Dining Room**

11' 10" x 10' 9" ( 3.61m x 3.28m )

With continuation of the stripped timber floor, a uPVC double glazed window to the rear elevation, radiator, central chimney breast with recesses either side, staircase rising to the first floor with a range of understairs storage cupboards. Steps down to the Kitchen.

### **Kitchen**

9' 10" x 8' 10" ( 3.00m x 2.69m )

A well appointed, light kitchen with an attractive tiled floor, uPVC double glazed French doors opening out to the rear terrace and garden, a range of timber faced kitchen units, both wall and base, ample working surface with drawers and cupboards under, an inset four-ring gas hob fitted with chromed fan unit over, integral combination oven and grill unit, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splashback. Units to include drawers and cupboards, matching range of wall cabinets, including glazed fronted cupboards, integral fridge and freezer unit, space and plumbing under working surface for a washing machine, wall mounted glowworm gas fired boiler for central heating and domestic hot water concealed in a matching kitchen unit.

### **First Floor**

Part-galleried staircase rising to the first floor landing. with access to roof storage space.

### **Bedroom One**

13' 7" x 13' ( 4.14m x 3.96m )

A large double bedroom with a uPVC double glazed window to the front elevation, central chimney breast with recesses either side, one with fitted shelving, radiator, and timber flooring.

### **Bedroom Two**

11' 11" x 8' 1" ( 3.63m x 2.46m )

With timber flooring, a uPVC double glazed window to the rear elevation, radiator, central chimney breast with recesses either side and fitted shelving in one.

### **Bathroom**

A step down from the landing leads into a large bathroom with timber effect flooring, a large shower/bath in tiled surround with side mounted mixer tap, thermostatic shower valve with fitted shower screen, pedestal wash basin with mixer tap over, low level dual flush WC, a ladder style radiator/towel rail, part tiled walls, and a frosted uPVC double glazed window to the rear elevation.



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welcome to

## Gladstone Avenue, Chester

- A Garden-Fronted Period Cottage
- Two bedrooms
- Well-Maintained with a host of Period Features
- Supersized Bathroom
- Large and Delightful Rear Gardens
- NO CHAIN

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

**£270,000**



### Outside

The rear gardens are a delight, having been thoughtfully landscaped and planted, part bounded by walling and mature fencing, comprising a wide flagged patio terrace and pathway leading to a further sunken terrace flanked by mature shrubbery and bamboo stands, and at the foot of the garden there is a further raised paved terrace flanked by mature shrubbery beds.



Please note the marker reflects the postcode not the actual property

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