

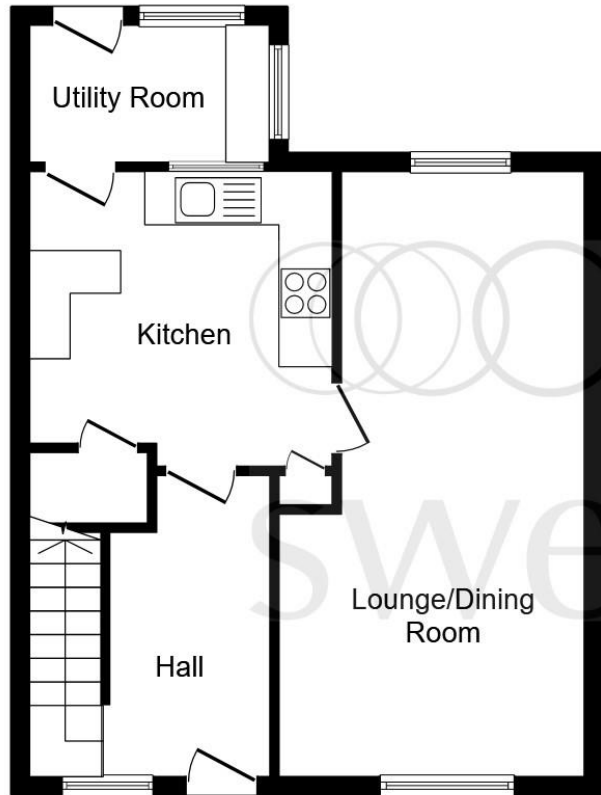


**Cairns Crescent, Blacon, Chester CH1 5JF**

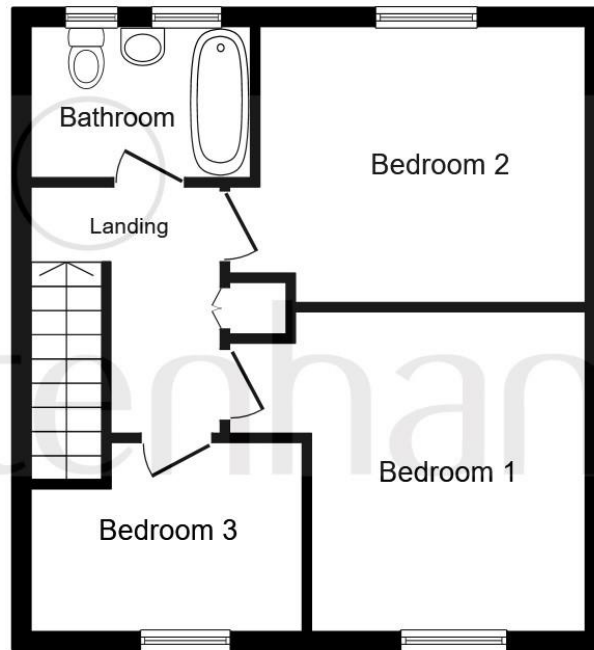
**welcome to**  
**Cairns Crescent, Blacon, Chester**

\*\*\*NO CHAIN\*\*\* This well presented 3 bedroom end-terraced family home benefits from a contemporary fitted kitchen and a utility room, and is situated in a popular residential area on the outskirts of the centre of Chester.

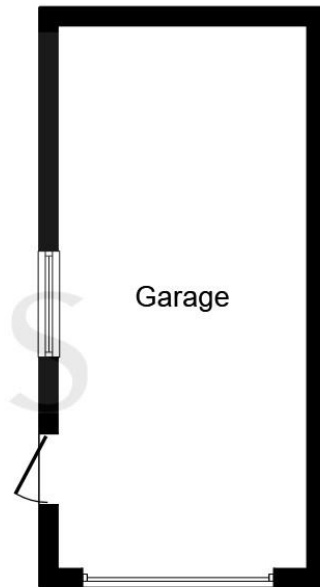




**Ground Floor**



**First Floor**



**Garage**

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 Hall**

A part-glazed front entrance door leads into the tastefully decorated hallway, with staircase rising to the first floor landing, a large window to the front elevation, carpet flooring, radiator, and a door leading into the Kitchen.

### **Lounge/Dining Room**

8' 6" min (11' 1" max) x 22' 2" (2.59m min (11' 1" max) x 6.76m)

With a window to the front elevation, a modern feature electric fire set in a black gloss surround, carpet flooring, and a radiator.

### **Kitchen**

10' 9" x 9' 7" ( 3.28m x 2.92m )

A modern kitchen in a neutral finish, fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink and drainer with mixer tap, gas hob, overhead extractor fan, tiled flooring, a window looking into the utility room, access to understairs storage area, and doors leading into the lounge/dining room and the utility room.

### **Utility Room**

5' 2" x 8' 9" ( 1.57m x 2.67m )

With windows to the side and rear elevations, and a door leading out to the rear garden.

### **First Floor Landing**

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

### **Bedroom One**

10' 1" x 11' 7" ( 3.07m x 3.53m )

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

### **Bedroom Two**

9' 7" x 11' 9" ( 2.92m x 3.58m )

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

### **Bedroom Three**

6' 4" min x 9' 11" max ( 1.93m min x 3.02m max )

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

### **Bathroom**

Comprising a modern panelled bath with overhead shower, dual flush low level WC, pedestal wash basin, linoleum flooring, complementary tiled walls, and two frosted windows to the rear elevation.

### **Outside Front**

Mainly laid to lawn with a paved pathway, timber fencing with gated access, and a feature conifer surrounded by a decorative circle of stones.

### **Rear**

A wide timber gate opens onto a long concrete driveway which offers parking for two cars, leading down to a paved patio area, garage, and lean-to with timber decking.

### **Garage**

9' 2" x 22' 7" ( 2.79m x 6.88m )

With an up-and-over door, and a window and door to the side elevation.



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welcome to

## Cairns Crescent, Blacon Chester

- A 3-Bedroom End-Terrace Property
- Popular Residential Area
- Modern Fitted Kitchen and Utility Room
- Gardens to Front and Rear
- Garage and Driveway Parking
- Accessed from both Front and Rear
- \*\*\*NO CHAIN\*\*\*

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

offers over

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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