

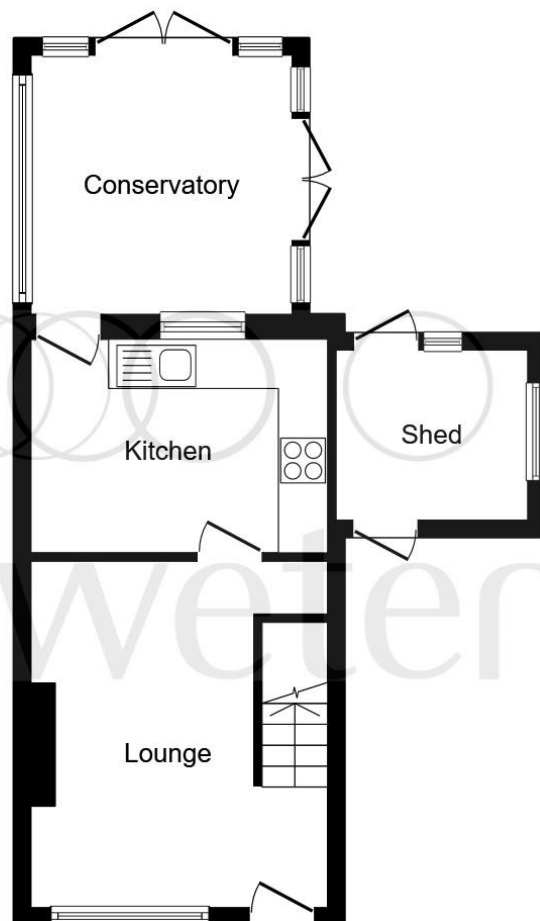


The Glen, Blacon, Chester CH1 5GA

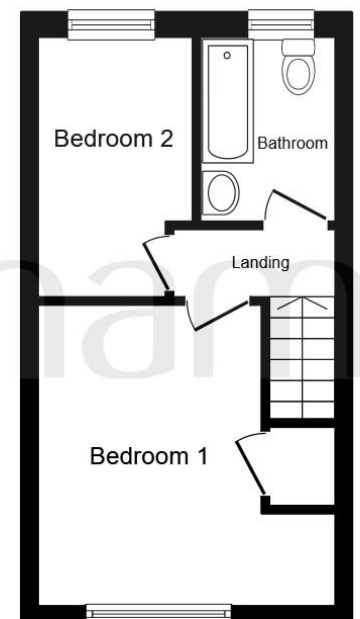
welcome to
The Glen, Blacon, Chester

This exceptional 2 bedroom semi-detached house in a quiet cul-de-sac benefits from extended and improved accommodation, off-street parking and delightful rear gardens with platform oasis, offering flexible and versatile entertaining space with significant outside storage and leisure space.





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

Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

A panel front door with canopy porch over and frosted double glazed glass insert leads into the Lounge, with timber-effect laminate flooring, a uPVC double glazed window to the front elevation with radiator under, staircase rising to the first floor landing with an understairs seating space, fitted shelving unit with shelves, drawers and cupboards, fitted fireplace with gas fire and marbled hearth, tiled surround and decorative fire surround and mantle, and a multi-paned glazed door leading into the Kitchen.

Kitchen

11' 9" x 8' 7" (3.58m x 2.62m)

With timber-effect laminate flooring, ample working surfaces with drawers and cupboards under, a matching range of wall cabinets, stainless steel sink and drainer unit with mixer tap over, inset four-ring gas hob with chrome fan unit over, space and plumbing under working surface for a washing machine, space for an upright fridge freezer, a radiator, and an internal window and door to the Conservatory.

Conservatory

10' 8" x 10' 6" (3.25m x 3.20m)

With decorative herringbone pattern flooring, this most useful extended living space has dwarf walls with a timber double glazed conservatory surround, sloping opaque roof, two sets of double glazed patio doors opening out to the rear garden with lovely views over the garden, and a radiator.

First Floor Landing

Stairs leading up from the Lounge, timber-effect laminate flooring and access to roof storage space.

Bedroom One

12' 1" x 8' 7" min (3.68m x 2.62m min)

With continuation of the timber-effect laminate flooring, a uPVC double glazed window to the front elevation with attractive views, a built-in over-stairs wardrobe cupboard with shelving and hanging rail, and a built-in dresser and shelving unit in recess.

Bedroom Two

10' 4" x 6' 8" (3.15m x 2.03m)

With timber-effect laminate flooring, a uPVC double glazed window with a view over the rear garden, and a radiator.

Bathroom

A white bathroom suite comprising panelled bath with shower above and decorative tiled walls, WC, wash basin, and a frosted uPVC double glazed window to the rear elevation.

Outside

Front

A tarmac driveway with ample parking space for two cars, and a block paved front garden with mature inset shrubs.

Rear

Adjacent to the house is a most useful timber lean-to storage shed with doors to both front and rear. The rear garden is a delight, with flagged terraces on multiple levels with raised ornamental pond and barbecue, paved and gravelled steps meander through raised shrubbery beds with a wide variety of ornamental shrubs and trees to the raised decking platform and potting shed. The raised decking platform is surrounded by trellis with climbing plants and is the most wonderful garden oasis with a semi-tropical feel. There is also a useful garden store with glazed frontage and further lean-to. The gardens are surrounded by close board fencing and dense foliage and are remarkably private.



view this property online swetenhams.co.uk/Property/CHS118426



welcome to

The Glen, Blacon Chester

- An Exceptional 2 Bedroom Semi-Detached Home
- Extended and Improved
- Quiet Cul-de-Sac Location
- Off-Street Parking
- Delightful Rear Gardens

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

£195,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/CHS118426](https://www.swetenhams.co.uk/Property/CHS118426)



Property Ref:
CHS118426 - 0002

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