

Town&Country

Estate & Letting Agents

Shelley Road, Blacon

£200,000



Welcome to this charming modern semi-detached townhouse located in Blacon. This delightful property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

With three well-proportioned bedrooms, this home is perfect for families and first time buyers. The modern design and thoughtful layout make this property an ideal choice for those looking to enjoy contemporary living in a friendly community.

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DESCRIPTION

Positioned within a popular location, offering convenient access to Chester city centre, the Greyhound Retail Park, motorway networks, and a wide range of local facilities, this three-bedroom semi-detached property presents an excellent purchase. The accommodation includes an entrance hall leading to a bright living room, which opens seamlessly into the dining area. A recently installed kitchen provides a fresh, modern feel with stylish white wall, base, and drawer units. To the first floor, the landing gives access to three well-proportioned bedrooms and a contemporary white three-piece bathroom suite. Externally, the property enjoys off-road parking, a lawned front garden with slate-chip borders, and double timber gates to the side. The south-facing rear garden offers a delightful outdoor space with a patio area, lawn, and storage shed—perfect for enjoying the sunshine and outdoor entertaining.

This is a fantastic opportunity to acquire a well-located home with strong appeal and excellent potential.



LOCATION

Shelley Road is located within Blacon, a suburban area northwest of Chester city centre. The area is well served by local amenities, including St Theresa's Catholic Primary School and Blacon High School, both are within a short distance. Regular bus services connect to Chester City and surrounding districts, while the

A483, M53, and M56 are easily accessible for commuters. Blacon is a long-established community with shops, schools, and parks nearby. Ensuring the area is a practical and well-connected residential setting in Chester's suburbs, suitable for families or buyers seeking affordable housing with access to city amenities.

DIRECTIONS

Start on Lower Bridge St and turn right onto Castle St. Follow the A5268, then take the first exit onto Upper Northgate St and continue onto Parkgate Rd. Take the second exit at Parkgate Rd Roundabout onto Blacon Ave, then the second exit onto Shelley Rd. Take the first exit to stay on Shelley Rd—your destination is on the left at 85 Shelley Road.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed door, opening onto wood-grain effect laminate flooring. There is a radiator, stairs rising to the first-floor accommodation, and a door leading to the living room.



LIVING ROOM

13'9" x 11'8"

A generously sized room featuring attractive wood-grain effect laminate flooring, a front-facing window with a radiator positioned beneath, and an open throughway leading seamlessly into the dining room.



DINING ROOM

8'10" x 6'9"

Enjoying a continuation of the wood-grain effect laminate flooring from the living room, this inviting space benefits from a rear-facing window overlooking the garden with a radiator beneath, along with a door providing direct access to the kitchen.



KITCHEN

8'10" x 8'4"

The kitchen has been recently refitted with an attractive range of gloss white wall, base, and drawer units, offering ample work surface space incorporating a stainless-steel single drainer sink with mixer tap. There is plumbing and space for a washing machine, along with room for an under-counter fridge.

Integrated appliances include a stainless-steel oven with matching hob and extractor hood.

A useful built-in cupboard beneath the stairs, complete with power, provides an ideal area for a tall fridge/freezer. The kitchen further benefits from a radiator, a rear-facing window, recessed ceiling downlights, and a UPVC double-glazed door opening to the side of the property.

FIRST FLOOR LANDING

Providing access to the loft, this landing area features a side-facing window and doors leading to the bathroom and all three bedrooms.



BEDROOM ONE

13'1 x 8'6

A generously proportioned room featuring a front-facing window with a radiator positioned beneath.



BEDROOM TWO

8'6 x 9'6

Featuring a rear-facing window overlooking the garden, with a radiator positioned beneath.



BEDROOM THREE

9'1 x 6'0 (max)

Featuring a built-in over-stairs storage

cupboard housing the Worcester gas combination boiler, along with a front-facing window and a radiator.



BATHROOM

6'0 x 5'7

Fitted with a modern white three-piece suite comprising a panelled bath with electric shower and protective screen, a low-level WC, and a pedestal wash hand basin with mixer tap.



EXTERNALLY

To the front of the property lies a neatly lawned garden complemented by slate chippings, a canopy over the front entrance, an external light, and double timber gates providing access to the side. A slate-chip pathway runs alongside the property and continues into the rear garden, creating a patio area that opens onto a well-maintained lawn. The rear garden also features a 9ft x 9ft timber storage shed and is fully enclosed with concrete posts and timber fence panels, offering a secure and private outdoor space.



REAR GARDEN

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: B

ARRANGE A VIEWING

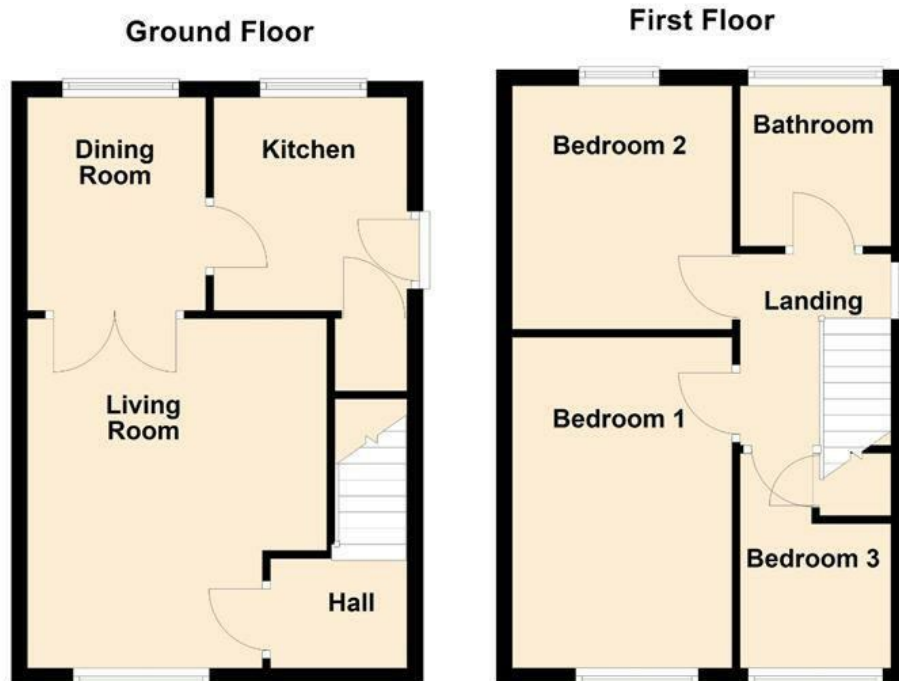
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales		EU Directive 2002/91/EC