

WESTERN AVENUE, BLACON

£135,000

- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- THREE BEDROOM END TERRACE
- CLOSE TO AMENITIES
- LARGE GARDEN
- SPACIOUS LIVING ACCOMMODATION



WESTERN AVENUE, BLACON

3 **1** **1** **TBC**
BED BATH RECEPTION EPC

This three bedroom end of terrace property presents a promising opportunity for renovation enthusiasts or investors seeking a three-bedroom end-terrace property in a well-established residential area, this home offers a solid foundation for modernisation, allowing new owners to tailor the space to contemporary tastes and needs.

Upon entering the property, you are welcomed into a traditional layout that begins with a spacious living room. The adjoining kitchen, while currently dated, offers excellent potential for reconfiguration into a stylish and functional space, off the kitchen is a rear porchway leading to a large store which could be knocked through and incorporated into the kitchen.

Upstairs, the property comprises three bedrooms, including two generously sized doubles and a third single bedroom that could serve well as a nursery, study, or home office. The bathroom is also in need of updating, presenting an opportunity to install modern fixtures and finishes to suit your preferences.

To the front of the property is a low-maintenance garden that provides curb appeal and could be further landscaped to enhance its appearance. The rear garden

is private and enclosed, offering a blank canvas to create an inviting outdoor space, the rear garden previously had planning permission to be partly turned into off road car parking for several vehicles.

Located in the popular Blacon area of Chester, the home enjoys good transport links to the city centre and neighbouring communities. The area is well-served by local amenities, including schools, parks, shops, and health facilities, making it particularly appealing to families.

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Council Tax Band: A

Local Authority: Cheshire West and Chester Council

Total Floor Area: 801 sq ft / 74 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

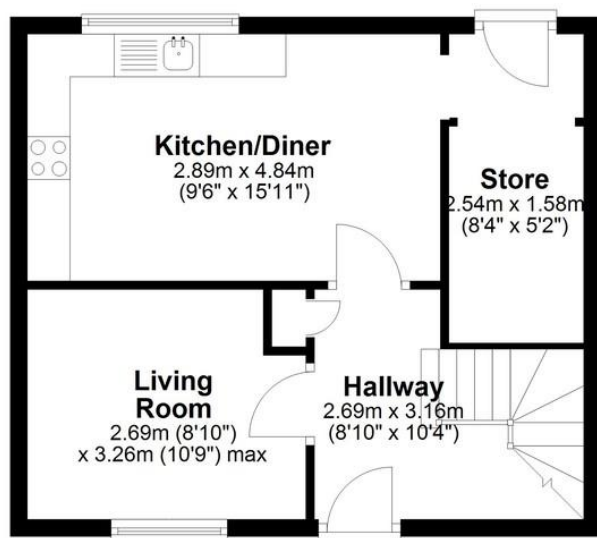
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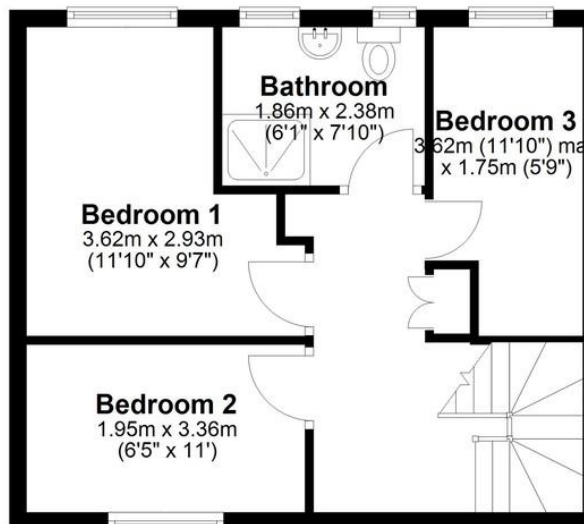
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Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements