



DENTITH DRIVE, BLACON, CHESTER

OFFERS IN EXCESS OF £250,000

- SECLUDED PRIVATE GARDEN
- RECENTLY EXTENDED
- HIGH SPEC INTERIOR
- QUIET CUL DE SAC
- OPEN PLAN LIVING
- SEPERATE GARAGE



DENTITH DRIVE, BLACON, CHESTER

3
BED

1
BATH

2
RECEPTION

An extended and exceptionally presented end-terrace property tucked away in a popular cul-de-sac, this spacious three-bedroom home has been beautifully upgraded by the current owners to create the perfect home for any modern-day buyer. Offered for sale with NO ONWARD CHAIN.

The property is set back from the lane with a walled front garden, providing fantastic kerb appeal. The front door opens into a spacious hallway, featuring two useful storage cupboards to hide away shoes and coats, opposite the recently fitted downstairs toilet, which also houses the energy-efficient combi boiler that was fitted in January 2024, neatly hidden in a ready-made cupboard. Moving through to the living room, the ground floor seamlessly flows into the kitchen via a recently extended sunroom. The entire ground floor is filled with an abundance of natural light, creating a fantastic feel throughout. The extended sunroom, added in February 2023, creates an additional luxurious sitting room with garden access via two sets of sliding doors, to the rear and side. This room also benefits from underfloor heating, allowing it to be enjoyed all year round. The kitchen is separated from the sunroom by a solid oak breakfast bar. It features high-gloss base and wall units complemented by black granite worktops, an integrated under-counter fridge,

freezer, washing machine, and a separate wine fridge.

Leading up to the first floor via a U-shaped staircase, the master bedroom is to the rear of the property overlooking the garden. It is a spacious room with a large window. Bedroom two, to the front of the property, is another good-sized double with a fitted storage cupboard. Bedroom three, to the rear of the house can accommodate a double bed if required. The three bedrooms are served by a white, three-piece bathroom suite.

Externally, the property has a wrap-around garden that gets sun all day long. The garden is low-maintenance, being part decked and part gravelled, with multiple seating areas to enjoy the outside space. The property also comes with a sperate garage that has recently has a new door fitted.

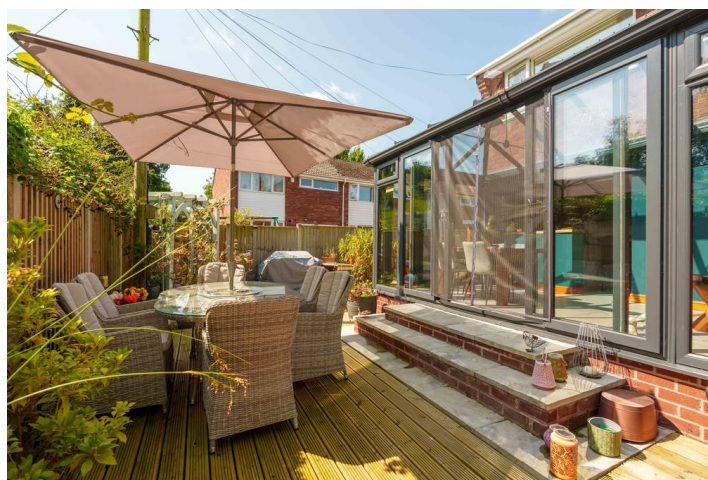
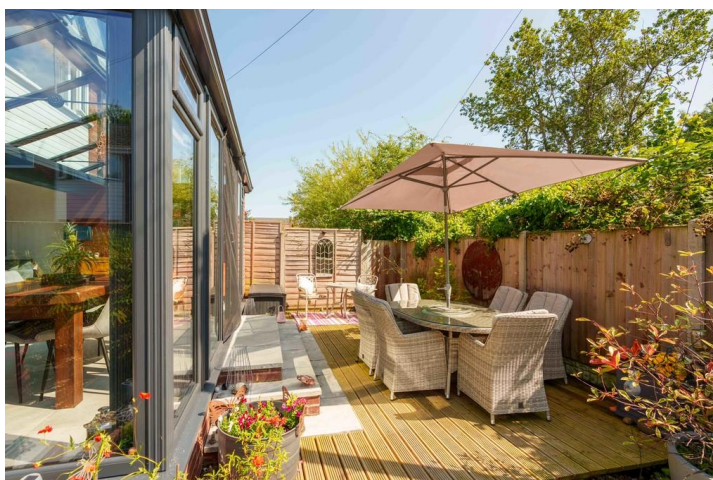
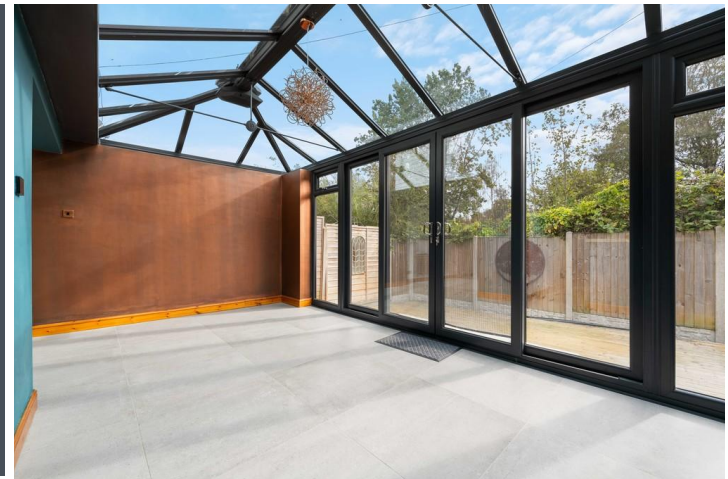
Excellent amenities are on your doorstep, including a range of local shops, the popular cycle track providing access to Chester and North Wales, frequent bus links, and Chester city centre less than 10 minutes away by car.

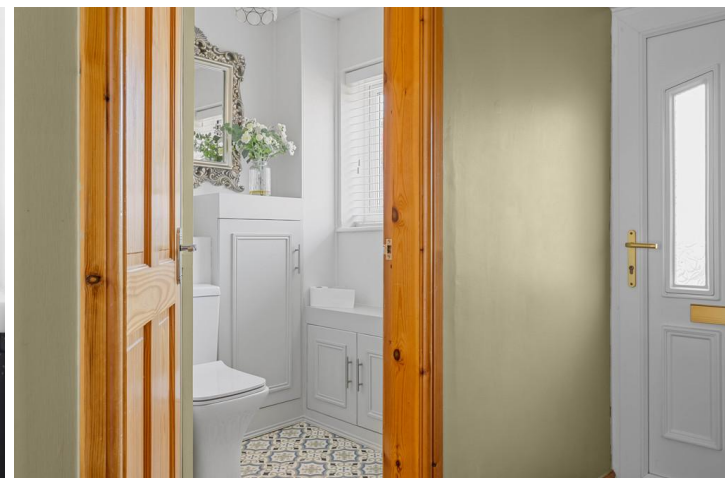
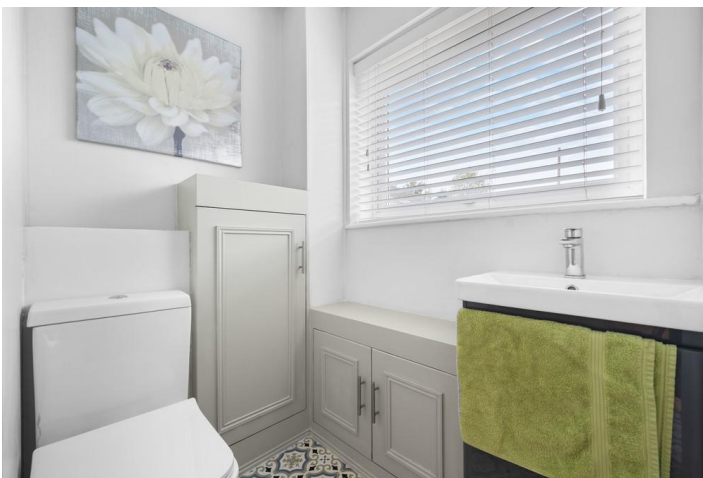
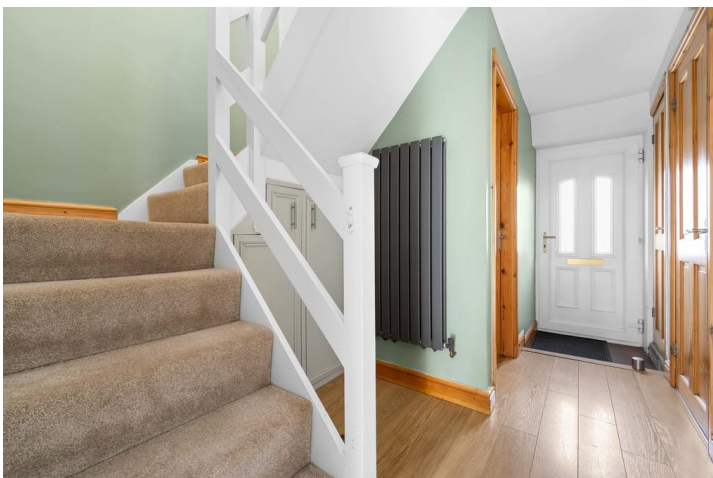




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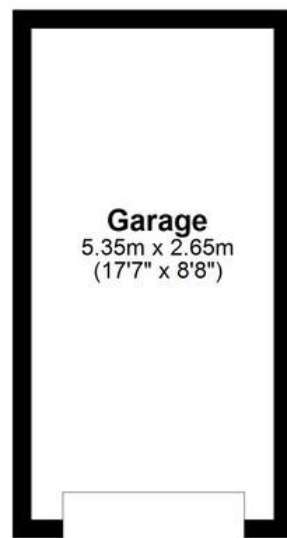
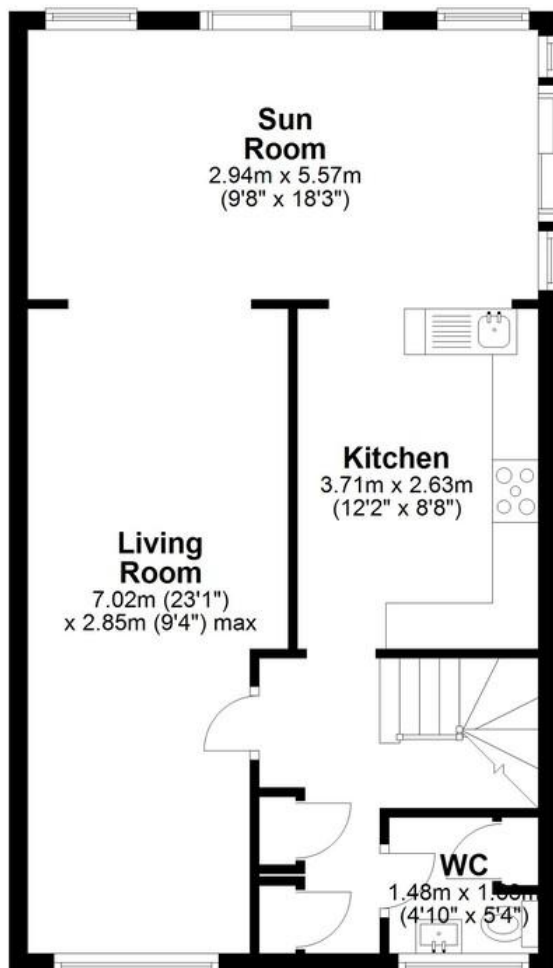
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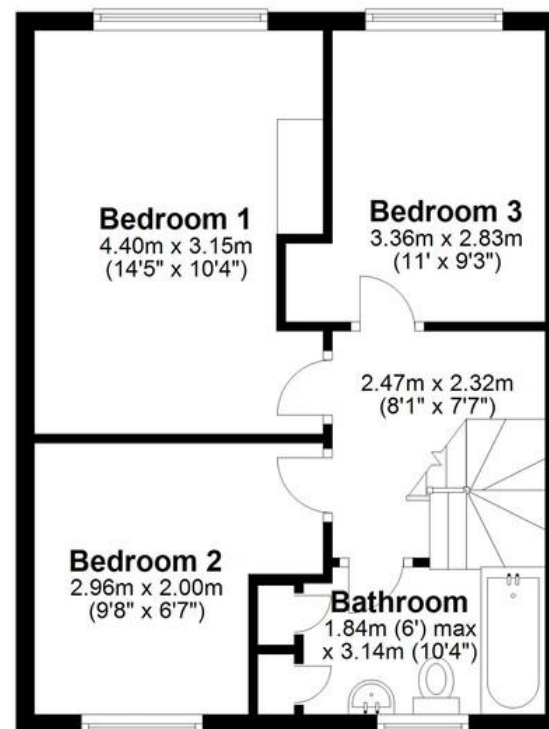
Ground Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

TOTAL FLOOR AREA 1,055 sq ft / 98 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | 78 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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