



## BROWNING CLOSE, BLACON

£145,000

- NO ONWARD CHAIN
- OFF ROAD PARKING
- QUIET CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- IDEAL FOR FIRST TIME BUYERS



# BROWNING CLOSE, BLACON

2  
BED

1  
BATH

1  
RECEPTION

Browning Close is a well-situated home set within a peaceful residential cul-de-sac in the popular Blacon area of Chester. The property offers comfortable and well-proportioned living accommodation, ideal for first-time buyers, or anyone seeking a quiet location within easy reach of the city. Offered for sale with NO ONWARD CHAIN.

The layout provides generous living space with the versatility to relax, entertain, or create a dedicated work-from-home area. Outside, the property benefits from a private garden that offers a secure and enjoyable space for children, pets, or outdoor dining.

Set back from the road, the property is approached by a pathway leading up to the front door. The property has a covered porch, and the front door opens into an enclosed entrance with a storage cupboard.

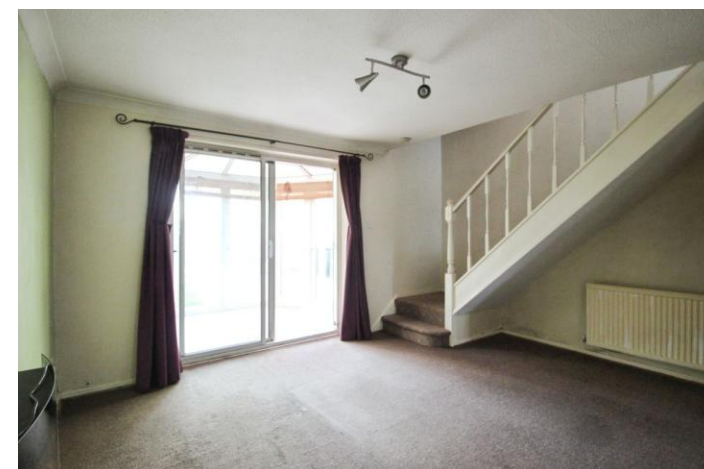
The living room is a large open space that flows into the kitchen, which includes a range of fitted base and wall units, a gas hob, an electric oven, and spaces for appliances. The living room also has a sliding door leading to a conservatory, which provides access to the garden.

Heading up to the first floor, there are two well-

proportioned bedrooms, the larger of which has fitted wardrobes. Completing the first floor is a bathroom consisting of a bath with a newly fitted electric shower above, a toilet, and a sink.

Externally, the property has a low-maintenance rear garden with a driveway and double gates, allowing secure off-road parking.

The location of Browning Close is one of its standout advantages. Positioned within the broader CH1 district, the home enjoys the convenience of nearby amenities while maintaining a sense of suburban tranquillity. Chester city centre is only a short drive or bus journey away, providing easy access to its renowned Roman walls, the scenic River Dee, the historic Rows shopping galleries, and a wealth of independent shops, cafés and restaurants. Cultural highlights such as the Storyhouse theatre and cinema add to the vibrant lifestyle available within the city.





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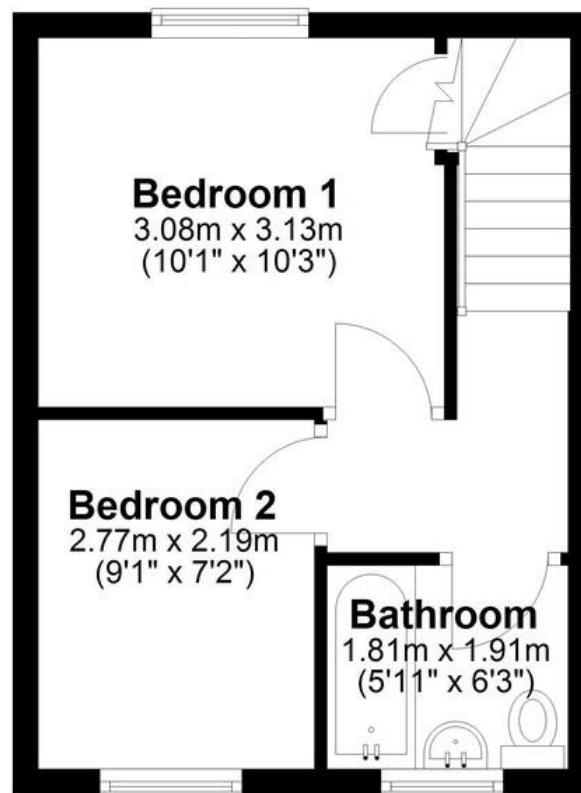
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## Ground Floor



## First Floor



**TOTAL FLOOR AREA** 579 sq ft / 54 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 A

**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

## EPC

| Score | Energy rating | Current | Poten |
|-------|---------------|---------|-------|
| 92+   | A             |         |       |
| 81-91 | B             |         | 81    |
| 69-80 | C             |         |       |
| 55-68 | D             | 66 D    |       |
| 39-54 | E             |         |       |
| 21-38 | F             |         |       |
| 1-20  | G             |         |       |

## OFFICE CONTACT INFO

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