



## 35 Brentwood Road, Chester, CH1 5DU

**Offers Around £160,000**

- No Onward Chain
- Front & Rear Garden
- Three Bedroom House
- Off Road Parking
- Patio Doors To Garden
- Call 01244 380 308 To View

## 35 Brentwood Road, Chester CH1 5DU

Nestled on the charming Brentwood Road in Chester, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Outside, the property benefits from parking for a number of vehicles, providing ease and accessibility in this desirable area. The location on Brentwood Road is not only picturesque but also conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This semi-detached house is a fantastic opportunity for anyone looking to settle in Chester, combining comfort, practicality, and a welcoming neighbourhood. Do not miss the chance to make this lovely property your new home.



Council Tax Band: A



### Entrance Hallway

UPVC front door into hallway. Internal doors to kitchen and lounge.

### Lounge

UPVC window to front and double doors into rear garden. Fireplace with surround

### Kitchen

A range and wall and base units with matching worktops and space for appliances. UPVC windows to rear garden and door. Understairs storage with meters and electrics.

### Bedroom 1

UPVC window to front. Wall mounted radiator

### Bedroom 2

UPVC window to front with wall mounted radiator.

### Bedroom 3

UPVC window to rear elevation and wall mounted radiator.

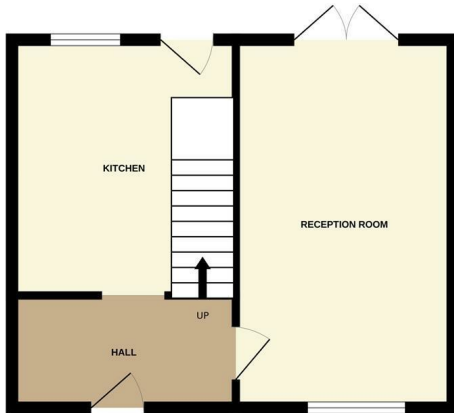
### Bathroom

Three piece bathroom suite with shower over bath.

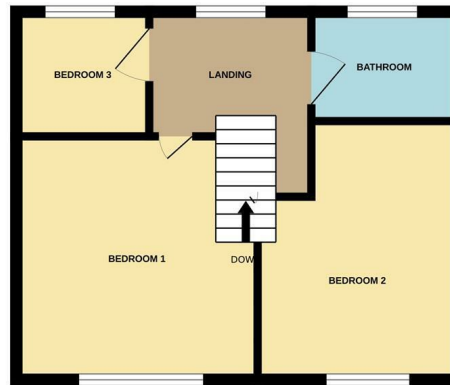
### Outside

Off road parking for a number of vehicles, lawn to front and gates off road. To the rear is mostly lawned with shed and storage.

GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

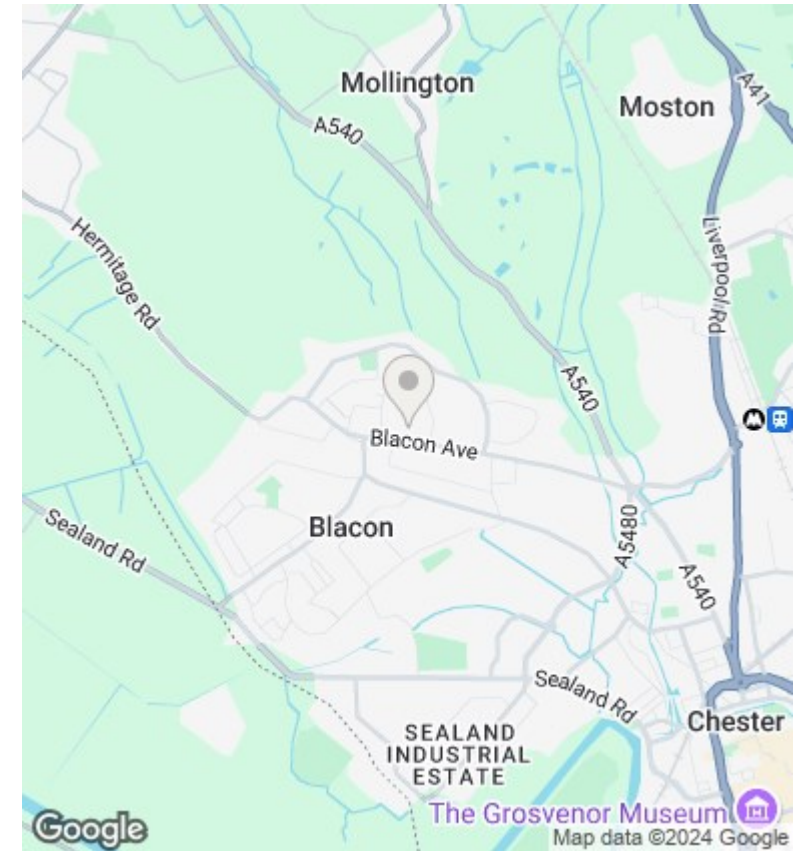


1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

To navigate to this property please enter into your satnav CH1 5DU.

## Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

## Council Tax Band

A

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