



For Sale

£169,995



- Mature Semi-Detached Home
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUYER HOME
- IDEAL FOR A BUY TO LET INVEST
- Two Double Spacious Bedrooms

- Deceptively Spacious Throughout
- Generous Sized Plot to Rear
- Gas Central Heating
- Double Glazing
- OPEN TO OFFERS

**Western Avenue  
Chester, CH1 5PP**



# Property Description

Providing deceptively spacious living throughout standing within a good-sized plot for a property of this type stands this mature two double bedroom mature semi-detached home which would be an ideal purchase for a first-time buyer or an investor looking to acquire an additional investment home. The property offers the full benefits of gas fired central heating, double glazing, two separate reception rooms, fitted kitchen, fitted bathroom to the first floor, driveway providing off road parking, NO ONWARD CHAIN and also the potential to extend subject to planning permission. **EARLY VIEWING IS STRONGLY RECOMMENDED AS IN THE AGENTS OPINION THIS IS A VERY SALEABLE HOME.**

## Location

Blacon offers a good selection of shops, public houses, schooling for both secondary and primary education but is also within close proximity to the Greyhound Retail Park and also the historical City of Chester making it a convenient place to live and a good position for the busy commuter.



## Entrance Hall

Upvc entrance door with double glazed windows either side, laminated wood effect flooring, stairs to the first floor, central heating radiator, understairs storage cupboard.

## Downstairs W.C

Low level w.c, wash hand basin, part tiled to walls, window to the side elevation.

## Rear Vestibule

Part glazed door to the rear garden.

**Lounge:** 13.75' x 12.40' (4.19m x 3.78m)

Measured maximum into bay and recess. Double glazed bay window to the front elevation, central heating radiator, laminated wood effect flooring, timber feature surround incorporating gas coal effect fire set on marble effect hearth with marble effect inset.

**Dining Room:** 12.37' x 11.84' (3.77m x 3.61m)

Measured maximum into recess, laminated wood effect flooring, central heating radiator, double glazed windows to the side and rear elevation.

**Kitchen:** 7.35' x 6.92' (2.24m x 2.11m)

Fitted kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit, plumbing for washing machine, laminated wood effect flooring, Potterton Promax wall mounted central heating boiler, part tiled to walls, double glazed window to the rear elevation.

## Landing

Access to loft.

**Bedroom 1:** 12.47' x 14.37' (3.80m x 4.38m)

Measured maximum into bay and recess. Double glazed bay window to the front elevation, central heating radiator.

**Bedroom 2:** 12.50' x 11.94' (3.81m x 3.64m)

Measured maximum into recess. Double glazed window to the rear elevation, central heating radiator, storage cupboard.

## Bathroom

Fitted bathroom suite comprising of panelled bath, pedestal wash hand basin, low level w.c, fully tiled to walls, window to the side elevation.

## Externally.

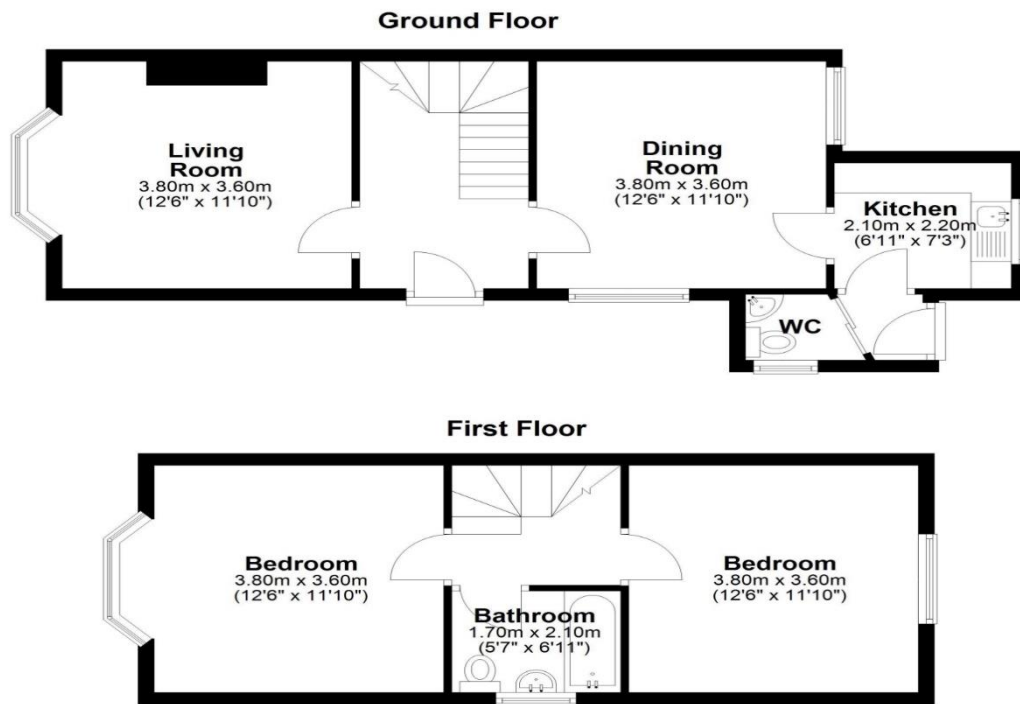
To the front of the property there is a driveway providing off road parking with pathway leading to the side gaining access to the rear garden. The rear garden in the agents opinion is of a generous size for a property of this type and is fully enclosed and comprises of lawns with pathway inset and offers a great deal of privacy.

## Thinking of Selling

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