



GLADSTONE AVENUE, CHESTER

£250,000

- ATTRACTIVE BAY-FRONTED PERIOD TERRACED HOME
- SET BACK FROM THE ROAD WITH FRONT GARDEN
- LONG SOUTH-EAST FACING REAR GARDEN
- POPULAR AND CONVENIENT CHESTER LOCATION

DWELL

GLADSTONE AVENUE, CHESTER

2
BED

1
BATH

2
RECEPTION

Positioned on a popular residential avenue in Chester, this attractive bay-fronted period terraced home combines character, generous living space and exciting potential for improvement. Set back from the road behind a front garden, the property enjoys a pleasant position within easy reach of the city centre, railway station and a range of local amenities.

The accommodation is light, spacious and retains a number of appealing period features including decorative fireplaces, high ceilings and the traditional bay window to the front elevation. The ground floor offers two separate reception rooms, providing flexible living and dining space, while to the rear is a kitchen and adjoining conservatory overlooking the garden. The kitchen is now in need of replacement, presenting an excellent opportunity for purchasers to redesign and create a modern kitchen tailored to their own tastes and requirements.

Upstairs, the property offers two well-proportioned double bedrooms together with a spacious bathroom featuring both a contemporary walk-in shower, WC and sink. The generous landing further enhances the feeling of space throughout the first floor.

Externally, one of the property's standout features is the delightful south-easterly facing rear garden. Enjoying morning and daytime sunshine, the garden extends to a substantial length with mature planting, established borders and a patio area immediately outside the conservatory. A further patio positioned at the far end of the garden provides an ideal spot to enjoy the evening sun and sunset views, creating a variety of outdoor seating spaces throughout the day.

Gladstone Avenue is a well-regarded residential road situated within easy reach of Chester city centre. The property is conveniently located for Chester Railway Station, the University of Chester, Countess of Chester Hospital and the extensive shopping, dining and leisure facilities found within the historic city centre.

The nearby A56, A55 and motorway networks provide straightforward access to Liverpool, Manchester, North Wales and beyond. Residents also benefit from a range of local shops, cafés, schools and green spaces within walking distance.



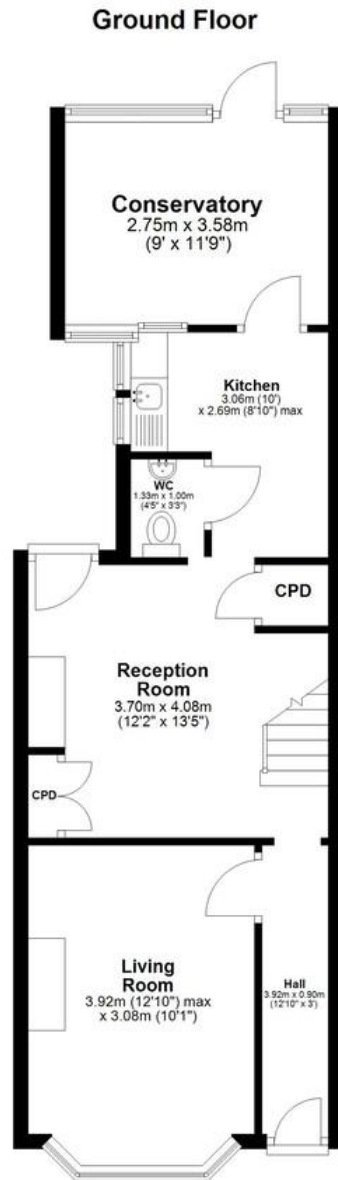


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DWELL



TOTAL FLOOR AREA 973 sq ft / 90 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX

Band B

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		90
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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