

## 6 Stubbs Place

Blacon,  
CH1 5LS

## Asking Price

£195,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Situated on a generous plot with a private aspect, this beautifully renovated semi-detached home offers a stylish and spacious layout ideal for first-time buyers or growing families. Located on the popular Stubbs Place in Blacon, the property enjoys a peaceful residential setting with convenient access to Chester city centre, local shops, schools, and public transport links. Internally, the home is finished to a high standard throughout and ready for immediate move-in. The modern kitchen leads through to a bright and airy dining room, perfect for everyday meals or entertaining. A cosy lounge with an open fire adds charm and warmth to the living space. Both bedrooms are well-proportioned, with an additional study/home office providing flexibility for home working or nursery use. The converted loft space, complete with power, lighting, and windows, offers a useful additional room for storage, hobbies, or relaxation. Externally, there is off-road parking to the front and a spacious rear garden, ideal for outdoor living and offering a high degree of privacy. The property also benefits from gas central heating, double glazing throughout, and has been fully modernised, offering a perfect blend of comfort and convenience in a well-connected area.

**Location**

Stubbs Place is located in a well-established residential area in Blacon, just a short drive from Chester city centre. The area offers a range of local amenities, including shops, schools, parks, and regular public transport links. It's popular with families and first-time buyers due to its convenient access to both urban and outdoor spaces. Blacon is also well connected to key road networks, making commuting easy. The neighbourhood has a strong sense of community and continues to grow in popularity.

**Living Room**

3.81 x 3.33 m (12'6" x 10'11")



This welcoming living room offers a light and airy space with a large window allowing natural light to fill the room. The neutral decor and wooden flooring create a warm atmosphere, complemented by a cosy fireplace that serves as a charming focal point. There is ample room for comfortable seating and entertainment, making it an inviting area to relax or entertain guests.

**Kitchen**

2.25 x 2.91 m (7'4" x 9'6")



The kitchen is efficiently designed with a range of white cabinets and wood-effect worktops,

creating a clean and practical cooking area. It includes modern appliances such as a gas hob with an extractor hood above, space for a washing machine, and a fridge. A side door provides convenient access to the garden, and a window above the sink allows natural light to brighten the space. The kitchen flows through an archway to the dining room, promoting an open and connected feel.

**Dining Room**

2.25 x 2.25 m (7'4" x 7'4")



The dining room is a bright space featuring French doors that open out to the garden, bringing the outside in and flooding the room with natural light. The wooden flooring matches the kitchen. This room is ideal for family meals or entertaining friends, with a pleasant view over the garden.

**Bedroom**

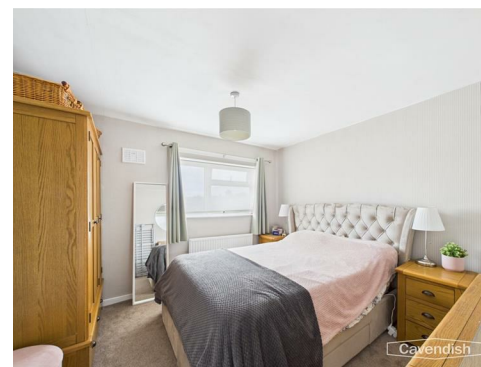
3.17 x 3.29 m (10'5" x 10'9")



The master bedroom is a comfortable and restful retreat with a large window allowing soft natural light to fill the space. The room is neutrally decorated with a carpeted floor and features built-in storage with sliding doors. There is plenty of space for a double bed and additional furniture.

**Bedroom 2**

2.97 x 3.38 m (9'8" x 11'1")



The second bedroom is bright and spacious with neutral decor and carpet flooring. A large window offers natural light, and the room comfortably accommodates a double bed alongside additional furniture.

**Bathroom**

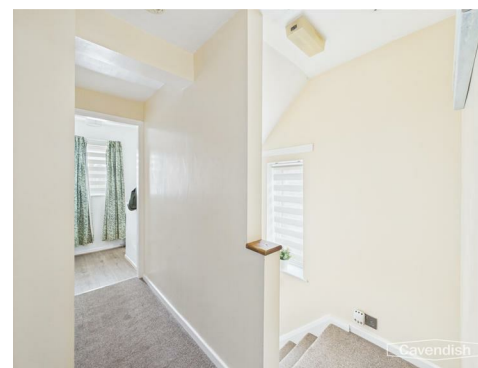
1.67 x 1.96 m (5'5" x 6'5")



This well-presented bathroom features a modern walk-in shower with glass doors, a sleek basin set into a vanity unit, and a WC. The monochrome colour scheme with white tiled walls and dark flooring adds a contemporary feel. A window provides natural light and ventilation, while a black heated towel rail offers a practical finishing touch.

**Landing**

0.77 x 1.94 m (2'6" x 6'4")



At the top of the stairs, the landing provides access to the bedrooms, bathroom and study. It is a simple yet functional space with carpet flooring and a window that allows light to filter through.

**Study**

1.44 x 1.81 m (4'8" x 5'11")

This compact study is neatly set with a window to the front, allowing natural light to enter. It is a practical area suitable for working from home.

**Loft Room**

3.78 x 5.06 m (12'4" x 16'7")



The loft room is a generous space with sloping ceilings and Velux windows that provide plenty of natural light. The neutral carpeting and white walls create a bright and airy atmosphere. With ample storage along the eaves to keep the space organised and clutter-free.

**Front Exterior**

The front exterior features a block paved driveway providing off-road parking for multiple vehicles. The entrance is framed with a neat fence and a wall to one side, leading to the front door.

**Rear Garden**

The rear garden is a substantial outdoor space, partly paved with a large patio area ideal for garden furniture and entertaining. Beyond the patio, there is a well-kept lawn bordered with mature shrubs and trees, providing privacy and a peaceful setting. The garden is enclosed with fencing, making it a safe and secure area for children or pets to play.

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to

anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**CHESTER**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**FREEHOLD**

Believed to be Freehold.

**COUNCIL TAX BAND**

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