



LINCOLN ROAD, BLACON

OFFERS IN EXCESS OF £220,000

- THREE BEDROOM SEMI-DETACHED
- MODERN KITCHEN
- NEUTRALLY DECORATED
- EXTERNAL STORAGE
- READY TO MOVE INTO
- CLOSE TO AMENITIES



LINCOLN ROAD, BLACON

3
BED

1
BATH

2
RECEPTION

this deceptively spacious three-bedroom semi-detached home, ideally positioned on the edge of Chester in the popular area of Blacon. Offering the perfect balance between city convenience and residential living, the property is just a short distance from Chester city centre and Sealand Road, where a wide range of shops, amenities, transport links, leisure facilities, and eateries can be found. Local amenities and public transport are also within easy walking distance.

The property has been comprehensively renovated by the current owners in recent years and is presented in excellent condition throughout, making it a true turn-key home ready for immediate occupation.

Upon entering, you are welcomed by a bright and inviting entrance hallway, setting the tone for the fresh, contemporary décor found throughout the property. To the right is a generously proportioned front lounge, providing a comfortable and versatile living space. Double patio doors lead seamlessly into the converted conservatory, which benefits from a recently installed solid roof, allowing for year-round use. This additional living area creates an ideal space for entertaining and socialising and opens directly onto the rear garden via further patio doors.

Returning to the hallway, glazed double doors lead into the modern fitted kitchen. Larger than typically expected, the kitchen offers ample worktop and storage space and comfortably accommodates a dining table, making it perfect for both everyday living and family meals. A convenient side door provides access to the exterior, ideal for practical storage.

To the first floor, the property offers three well-proportioned double bedrooms. The principal and second bedrooms are positioned to the rear and easily accommodate double beds along with wardrobes. The third bedroom, located to the front of the property, is also a good-sized double and would equally suit use as a home office, nursery, or dressing room. Completing the accommodation is a stylish, modern three-piece family bathroom featuring a spacious shower enclosure.

Externally, the property benefits from off-road parking and an attractively landscaped front garden. The generous rear garden is accessed via a side gate and offers a private outdoor space with multiple seating areas and storage sheds, making it ideal for summer entertaining and family gatherings.





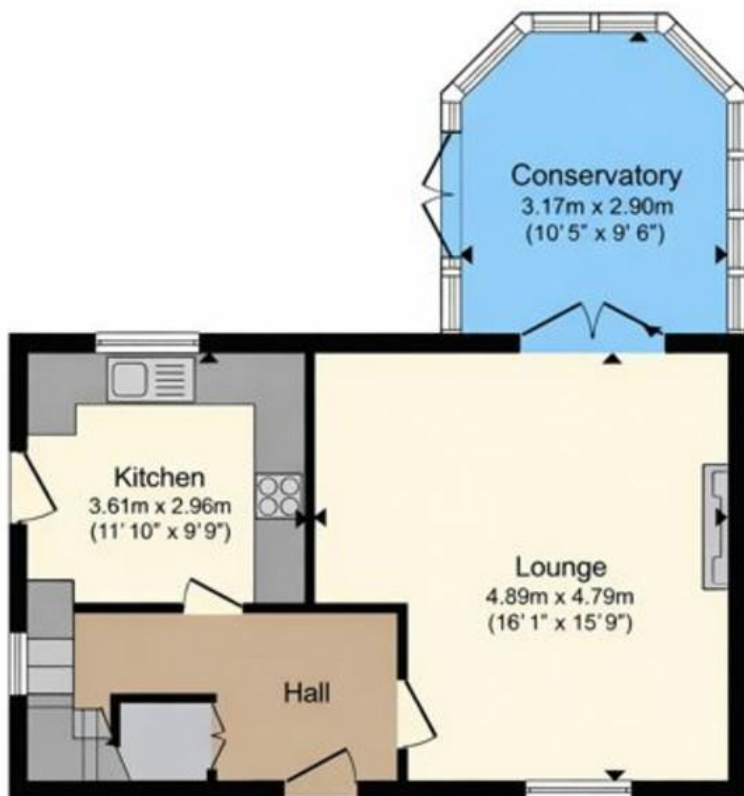
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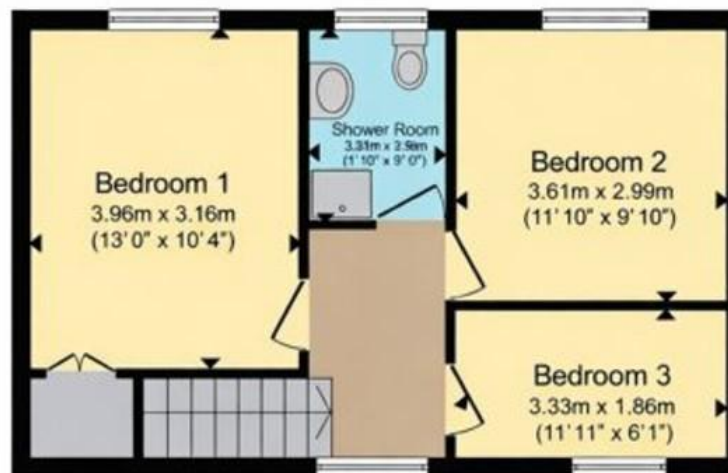
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Ground Floor



First Floor

TOTAL FLOOR AREA 994 sq ft / 92 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		85
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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