

# Town & Country

Estate & Letting Agents

Nevin Road, Blacon

£250,000



Nestled on Nevin Road this deceptively spacious semi-detached house offers a perfect blend of modern living and family-friendly features. With four well-proportioned bedrooms, this home is ideal for those seeking ample space and comfort. Being close to Chester city centre, this property enjoys excellent road links via the A55 and M53, as well as local bus routes. Its proximity to schools, shops, and recreational spaces makes it an ideal choice for families.

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## DESCRIPTION

This deceptively spacious and beautifully presented four-bedroom semi-detached home offers well-balanced and versatile accommodation, ideal for modern family living. Having been thoughtfully extended and improved, the property is finished to a high standard throughout and benefits from gas central heating and UPVC double glazing. The accommodation is entered via an entrance porch leading into a welcoming reception hall, with access to a convenient cloakroom WC. To the front of the property is a well-proportioned living room, while to the rear is an impressive L-shaped kitchen/dining room, forming the heart of the home. This contemporary space is fitted with a range of gloss-fronted units and integrated appliances, with ample room for dining and entertaining, and enjoys direct access to the rear garden via French doors. To the first floor, the landing provides access to four bedrooms, all of good proportions, along with a modern and stylish shower room fitted with a contemporary suite. Externally, the property continues to impress. To the front, there is ample brick block off-road parking for several vehicles. The rear garden has been designed for low maintenance and offers a private, enclosed space, ideal for relaxing and entertaining. A particular feature is the outside bar, complemented by a range of useful outbuildings including a powered workshop, separate store, and a substantial secure container unit, all providing excellent additional storage or potential for a variety of uses. Gated rear access also offers further parking options if required. Overall, this is a superb opportunity to acquire a spacious and well-appointed home, offering far more than initially meets the eye.



## LOCATION

Situated within the popular residential area of Blacon, this

property benefits from a convenient position close to a range of local amenities. There are a variety of nearby shops, supermarkets and everyday conveniences, along with well-regarded primary and secondary schools within easy reach. The area is well served by regular bus routes providing straightforward access into Chester city centre, offering a wider selection of retail, leisure and dining facilities. For commuters, the property is ideally located for access to major road networks including the A55 and M53, providing excellent links to Chester, Liverpool, North Wales and beyond. Blacon also offers a selection of green spaces and recreational facilities, making it a practical and well-connected location for families and professionals alike.



## ENTRANCE PORCH

6'4" x 5'5"

The property is entered via an opaque UPVC double-glazed front door into the entrance porch, featuring ceramic tiled flooring, base-level cupboards, and a window to the front elevation. Skylights within the vaulted ceiling provide additional natural light. Doors lead to the cloakroom WC and the reception hall.



**RECEPTION HALL**

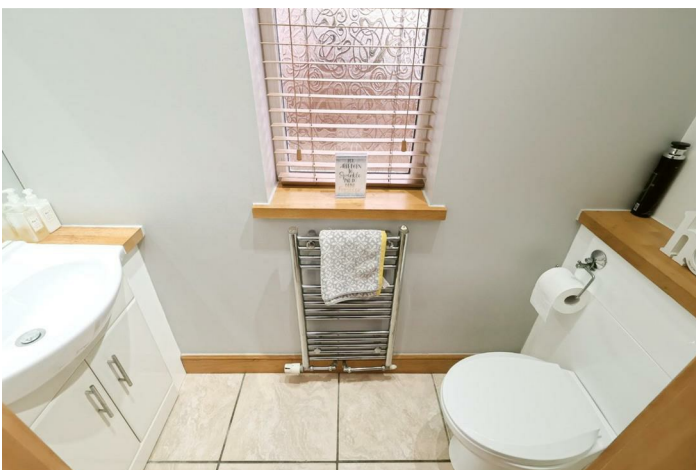
With continuation of ceramic tiled flooring, a radiator, and an opaque side window. Recessed downlights are set within the ceiling. Doors lead to the living room and kitchen/diner, with stairs rising to the first floor.



**LIVING ROOM**

12'3" x 12'2"

A comfortable living space with woodgrain-effect laminate flooring, a modern white column-style radiator, and a window to the front elevation.



**CLOAKROOM W/C**

6'4" x 2'5"

Fitted with a concealed cistern dual-flush WC and a vanity unit with wash basin and mixer tap. Features include ceramic tiled flooring, a heated chrome towel rail, skylight, extractor fan, and an opaque window to the side elevation.



**KITCHEN/DINER**

21'0" x 18'1" max

A spacious L-shaped kitchen/dining room, well-suited to modern living and entertaining, fitted with a range of contemporary gloss-fronted wall, base and drawer units with stainless steel handles and woodgrain-effect work surfaces. Features include a resin one-and-a-half bowl sink with mixer tap, integrated double oven with microwave above, five-ring electric hob with angled extractor hood, dishwasher and drinks fridge, along with space for a washing machine and tumble dryer. The dining area benefits from matching cabinetry and display units, recessed downlights and integrated speakers, with excellent natural light from windows to both side elevations, as well as UPVC double-glazed French doors and an

additional rear door opening onto the garden. Further storage is provided by an under-stairs cupboard and a separate cupboard housing the gas boiler.



## FIRST FLOOR LANDING

With an opaque side window, light oak banister and balustrade, recessed downlights, and loft access via folding wooden ladder. Doors lead to all four bedrooms and the shower room.



**SHOWER ROOM**

A modern and well-appointed shower room fitted with an oversized, fully tiled shower enclosure featuring a thermostatic rainfall-style shower. Also comprising a concealed cistern dual-flush WC and a vanity unit with inset wash basin and mixer tap.

Additional features include a chrome heated towel rail, recessed ceiling downlights, extractor fan, and an opaque window to the side elevation.



**BEDROOM TWO**

10'5" x 8'8"

Includes a rear-facing window, radiator, laminate flooring, built-in wardrobe, and dressing table.



**BEDROOM ONE**

10'6" x 9'10"

With grey woodgrain-effect laminate flooring, radiator, multiple windows to the side and rear elevations, and skylights within the vaulted ceiling.



**BEDROOM THREE**

9'1" x 7'8"

With front-facing window, fitted wall units, built-in wardrobe, and laminate flooring.



**BEDROOM FOUR**

8'2" x 6'5"

Currently used as a home office, featuring a fitted desk, gloss white wall units, radiator, front-facing window, and built-in storage.



**OUTBUILDING**

6'9" x 6'7"

Positioned to the rear of the bar, this versatile outbuilding is equipped with power and lighting, making it suitable for a variety of uses including storage, a workshop, or hobby space.



**OUTSIDE STORE**

8'4" x 5'9"

Accessed via a timber door, this practical store offers secure storage for garden equipment, tools, or outdoor furniture.

**EXTERNALLY**

To the front of the property, there is ample brick block off-road parking for several vehicles, complemented by a slate chipping and shrub bed. Timber fence panels border either side, with a timber-gated side access leading to the rear garden. An external courtesy light is positioned to the left-hand side of the main entrance.

**OUTSIDE BAR**

10'5" x 6'8"

A fantastic addition to the garden, this purpose-built outside bar provides an ideal space for entertaining, with ample room for seating and socialising, making it perfect for hosting gatherings all year round.



## REAR GARDEN

A low-maintenance garden, predominantly paved with raised brick planters. Additional features include outside lighting, water supply, timber side access, and gated rear access to further parking.

## DIRECTIONS

From Lower Bridge Street, Chester, head south and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268), then turn left onto Watergate Street (A548) and continue along the A548. Turn right onto Western Avenue, then right onto Treborth Road, followed by a left onto Nevin Road.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure- Freehold

Council Tax- Band A

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage

consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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