

CHANGING HOME



Browning Close | Blacon | Chester | CH1 5XD

£185,000

A neatly presented modern 3 bedroom semi detached home with gardens front and rear within a cul-de-sac. Off road parking. UPVC double glazed and combi fired gas central heating. **NO ONWARD CHAIN.** Ready to move into so ideal for a first time buyer or investor.

Property Description

LOCATION

The property is set on a small cul-de-sac within Blacon which is set on the western side of Chester. There are schools for all ages and shops within walking distance. Chester City Centre is a short drive away and well served by public transport.

HALL

accessed via a UPVC front door and with a radiator and tiled floor.

LIVING ROOM

12' 2" max x 14' 3" (3.71m x 4.34m) With a UPVC double glazed window and radiator.

DINING ROOM

8' 10" x 7' 3" (2.69m x 2.21m) With a UPVC double glazed window and radiator.

KITCHEN

8' 6" x 8' 10" (2.59m x 2.69m) With a range of fitted floor and wall units. Stainless steel sink unit. 4 ring gas hob with oven below and extractor over. Partly tiled walls and UPVC double glazed window. Built in store cupboard and door to the side elevation. Space for a fridge and washing machine.

LANDING

With UPVC double glazed window and loft access.

BEDROOM 1

13' 6" x 8' 11" (4.11m x 2.72m) With UPVC double glazed window and radiator.

BEDROOM 2

9' 9" x 8' 11" (2.97m x 2.72m) With UPVC double glazed window and radiator.

BEDROOM 3

7' 7" x 6' 4" (2.31m x 1.93m) With UPVC double glazed window and radiator.



BATHROOM

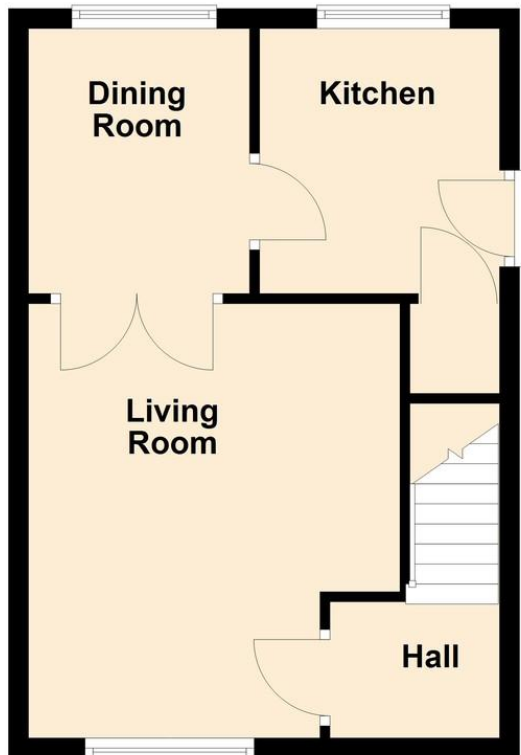
With a white suite of a WC, wash hand basin and paneled bath with shower and screen. Partly tiled walls and frosted UPVC double glazed window. Radiator.

OUTSIDE

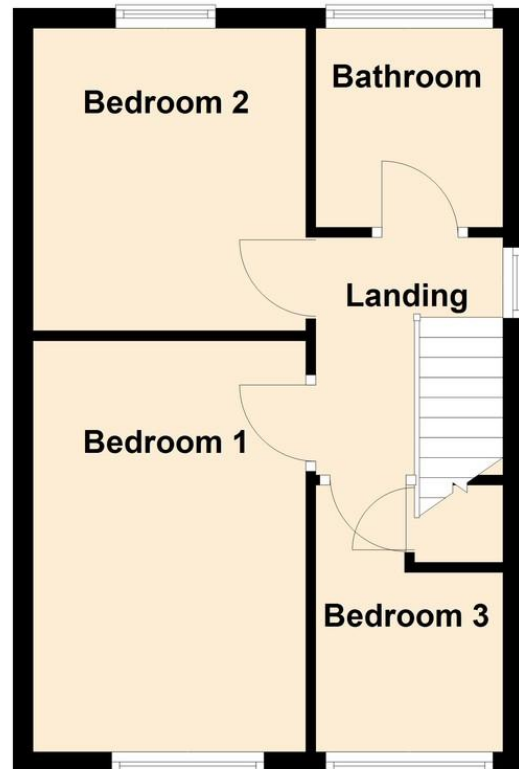
A small picket fence and lawn is at the front. A concrete drive provides parking and leads via gates to the rear garden which is fenced and has a patio, lawn and shed.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements