



ST. CHADS ROAD, BLACON, CHESTER

£260,000

- CHAIN FREE
- EXCELLENT RENOVATION OPPORTUNITY
- CONSERVATORY
- DETACHED GARAGE
- SPACIOUS AND ESTABLISHED REAR GARDEN
- HUGE POTENTIAL

DWELL

ST. CHADS ROAD, BLACON, CHESTER

3
BED

2
BATH

2
RECEPTION

Positioned on a generous plot along the ever-popular St. Chads Road in Blacon, this three-bedroom semi-detached property presents a fantastic opportunity for buyers seeking a home they can modernise and tailor to their own tastes. Offered to the market with no onward chain, the property already benefits from gas central heating and provides a solid starting point for a full refurbishment or renovation project.

The house offers well-proportioned accommodation throughout and plenty of scope to reconfigure or update, making it ideal for buyers looking to create a long-term family home or investors seeking their next project.

Ground Floor

Upon entering the property, you are greeted by a practical layout with generous living space. To the front of the home is a comfortable lounge which enjoys a pleasant outlook and plenty of natural light. Moving towards the rear of the property, there is a separate sitting room that provides an additional reception space, ideal for use as a dining room, family room, or extended living area depending on your needs.

From here, the space flows into a bright conservatory which overlooks the rear garden,

creating a pleasant spot to relax while enjoying views of the outdoor space.

The ground floor also includes a kitchen with scope for modernisation and redesign, a convenient downstairs W/C, and a large understairs storage cupboard which provides useful additional space for household items.

First Floor

Upstairs, the landing leads to three well-proportioned bedrooms, each offering good space for furnishings and storage. The current layout also includes a shower room along with a separate W/C, which could be reconfigured if desired as part of a renovation to create a larger, modern bathroom.

Externally

To the front of the property, there is a spacious driveway providing ample off-road parking for several vehicles, which leads down the side of the house to a detached garage.

The rear garden is a particularly appealing feature of the property. It is generous in size and well established, offering plenty of potential for landscaping, outdoor seating areas, or family use. With the right vision, the garden could easily be

transformed into a fantastic outdoor space for relaxing, entertaining, or enjoying during the warmer months.

Overall, this property offers excellent potential in a convenient location and would suit buyers looking for a renovation project where they can truly create a home to their own specification.





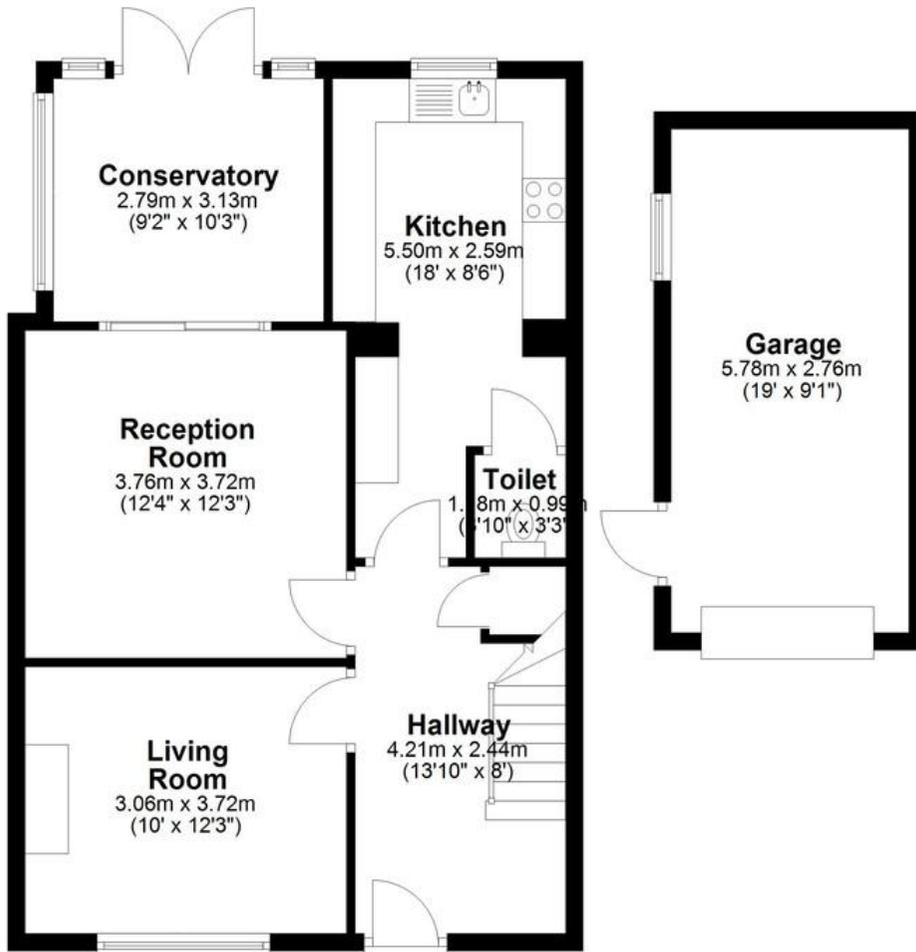
DWELL
Need to sell first?
Book a free valuation
01244 886 636



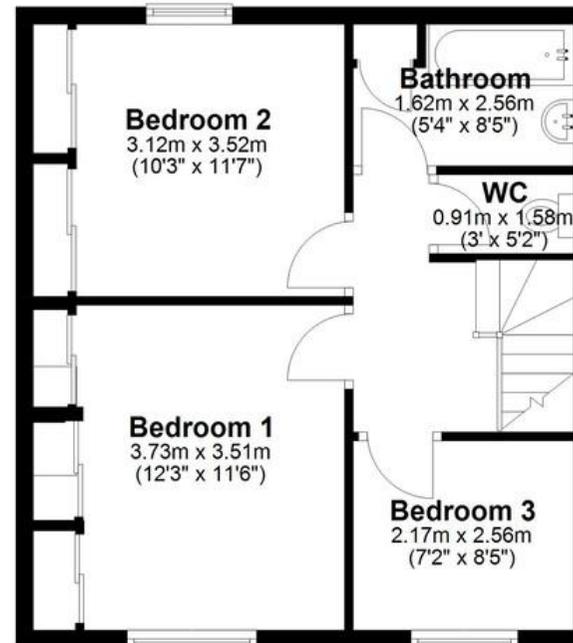


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 1,277 sq ft / 119 sq m

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

COUNCIL TAX

Band C

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk