



## 31 Gladstone Avenue, Chester, CH1 4JX



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Newly listed with LMS Property and offered with no onward chain, this FREEHOLD well presented period mid-terraced home is ideally located on Gladstone Avenue, just a short distance from Chester's historic city centre. Dating back to the early 1900s, the property retains much of its original charm while benefiting from modernised interiors throughout.

The ground floor features a generously sized bay-fronted lounge, a separate dining room with traditional character features, and a step down into a bright and spacious kitchen. The kitchen is fitted with a range of shaker-style units with complementary work surfaces and enjoys excellent natural light from two windows.

To the first floor, a split-level landing leads to three bedrooms, including two large doubles and a further single bedroom or home office, along with a modern family shower room.

Externally, the property benefits from a private rear garden with a raised patio area, ideal for entertaining and family gatherings.

This delightful home offers a superb blend of period character and modern comfort, all within easy reach of Chester's vibrant amenities, excellent transport links, and scenic surroundings.

**No Chain £260,000**

**LMS**  **PROPERTY**





### **Lounge / Dining Room: 4.17m(13'8") max. x 3.93m(12'11")**

The lounge is a cosy and private living space located to the rear of the property, offering a peaceful retreat and direct access to the kitchen. The room features a uPVC double glazed window overlooking the rear elevation, laminate flooring, a radiator, and a ceiling light point. An original cast iron fireplace provides a charming period feature and adds character to this inviting space.

### **Kitchen: 3.99m(13'1") x 2.74m(9'0")**

The room benefits from uPVC double-glazed windows to both the rear and side elevations, flooding the space with natural light. The kitchen is fitted with grey shaker style wall and base units with complementary work surfaces over, incorporating a single electric oven and four-ring hob with glass splashback and stainless steel extractor hood above. There is a single-bowl stainless steel sink with mixer tap, with the boiler neatly housed. Additional features include a tiled floor, radiator, ceiling light point, space for a washing machine and fridge/freezer, and a uPVC door providing access to the rear garden.

### **Second Reception Room: 3.98m(13'1") into bay x 3.11m(10'2")**

The second reception room, currently used as a dining room, is situated to the front of the property and enjoys a uPVC double-glazed bay-fronted window, allowing for plenty of natural light. Finished in neutral décor and benefitting from a radiator, ceiling light point and carpeted flooring, this versatile space lends itself equally well as a formal dining area, a snug, or a quiet retreat away from the main living areas. Ideal for both everyday family living and entertaining guests.

### **Landing:**

The first floor accommodation is accessed via a galleried landing featuring a solid pine newel post, handrails, and spindles. Combined with the high ceilings, these character details create a real sense of space and add to the charm of the property.

### **Master Bedroom: 4.22m(13'10") x 3.65m(12'0") Max**

The generously proportioned master bedroom features a uPVC double-glazed window to the front elevation, allowing plenty of natural light. Larger than average, the room comfortably accommodates a super king size bed, with high ceilings enhancing the sense of space. Finished in neutral décor and complete with a radiator and ceiling light point, this is an impressive and relaxing principal bedroom.

### **Bedroom Two: 3.97m(13'0") x 2.50m(8'2")**

The second bedroom is positioned to the rear of the property, enjoying views over the enclosed private garden. The room offers ample space for a double bed and benefits from a uPVC double glazed window, neutral décor, radiator, and ceiling light point.

### **Bedroom Three: 2.70m(8'10") x 2.20m(7'2")**

Located directly at the top of the staircase, Bedroom Three is a cosy and peaceful room positioned to the rear of the property, enjoying views over the private rear garden. This versatile space is ideal for use as a nursery, home office, or occasional bedroom. The room is finished with laminate flooring and benefits from a radiator and ceiling spotlights.

### **Family Shower Room:**

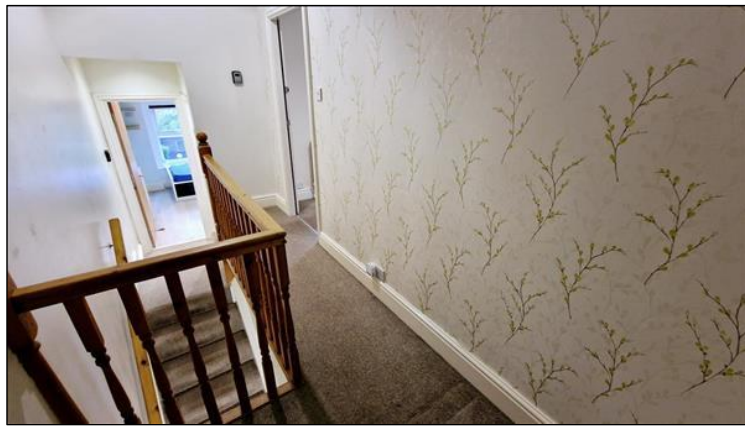
The family shower room is fitted with a modern three piece white suite comprising a corner shower cubicle, vanity wash basin with chrome mixer tap, and a low level WC. The room is finished with fully tiled walls, vinyl flooring, a chrome heated towel rail, ceiling light point, and a uPVC double glazed opaque window to the side elevation, providing both natural light and privacy.

### **Rear Garden:**

The rear garden is completely private and can be accessed via a gated path running behind the neighbouring properties. Featuring a block paved pathway and a raised patio area, it provides an ideal space for family gatherings or summer BBQs. The garden is further enhanced by a larger than average garden shed, offering excellent additional storage.











### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- BAY FRONTED MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM WITH ORIGINAL FEATURE FIRE PLACE
- MODERN FITTED KITCHEN
- FAMILY SHOWER ROOM
- PRIVATE REAR GARDEN WITH RAISED PATIO AREA
- ON STREET PARKING
- CLOSE PROXIMITY TO THE TOWN CENTRE
- COUNCIL TAX BAND B

### Floorplan

**Approximate Gross Internal Area**  
**1192 sq ft - 111 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

#### Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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