

76 Tennyson Walk, Blacon, Chester, CH1 5UW

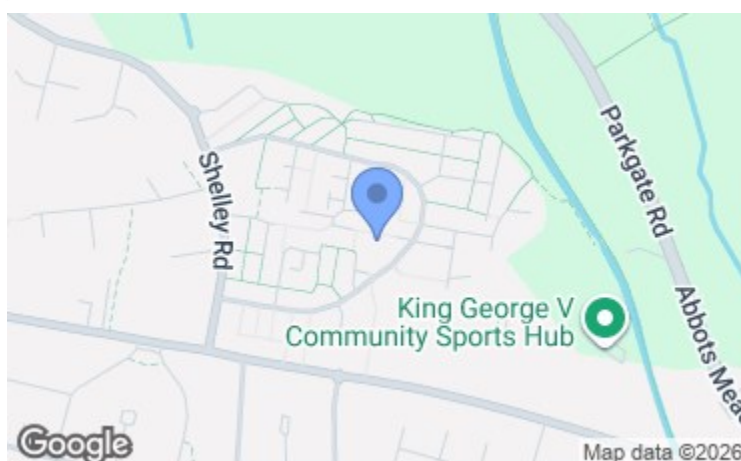
Cavendish
ESTATE AGENTS

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

76 Tennyson Walk
Blacon, Chester,
CH1 5UW

Price
£168,000

* END TOWNHOUSE PROPERTY * TWO RECEPTION ROOMS & THREE BEDROOMS. NO ONWARD CHAIN. A newly decorated and re-carpeted three bedroom end townhouse occupying a pleasant position along Tennyson Walk just off Wordsworth Crescent in Blacon. The accommodation briefly comprises: entrance hallway, kitchen, dining room, living room, landing with built-in storage cupboard, bedroom one with fitted bedroom furniture, bedroom two, bedroom three with over-stairs wardrobe and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination boiler. Externally there is a good size lawned garden at the front with gated pathway whilst to the rear there is an easy to maintain garden with paving and artificial grass. There are two access gates into the rear garden, a covered area and timber shed. There is no onward chain involved in the sale of this property.



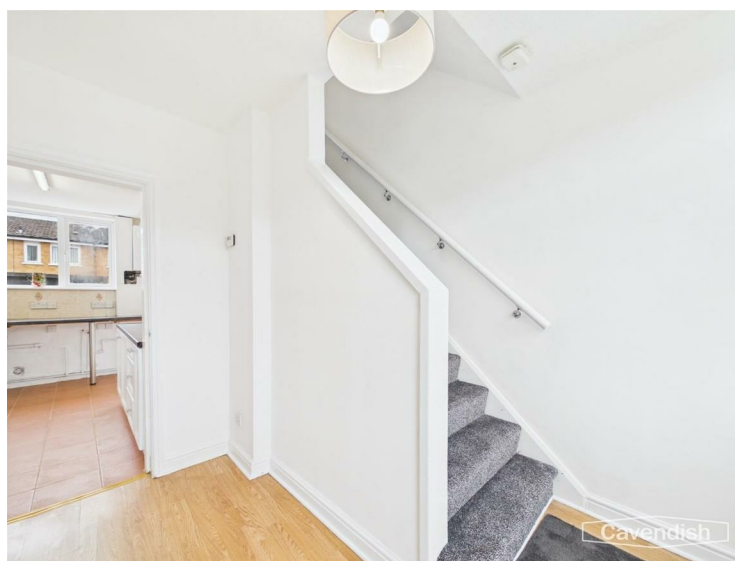
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LOCATION

The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket. There is also a play park and open green space at the end of the road and there is access to the Chester Millennium Greenway, which runs from Mickle Trafford through the northern half of Chester and continues through Blacon to the River Dee at Queensferry.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY**

3.07m x 2.49m overall (10'1" x 8'2" overall)



UPVC double glazed entrance door with decorative coloured glass double glazed insert, double glazed side windows, leaded window light above, single radiator, ceiling light point, smoke alarm, laminate wood strip flooring, digital thermostatic heating controls, and staircase to the first floor. Door to kitchen.

**KITCHEN**

3.53m x 2.08m extending to 3.30m (11'7" x 6'10" extending to 10'10")



Fitted with a range of base and wall level units incorporating drawers, cupboards and glazed display cabinets with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Wall mounted Ideal Logic Combi 30 condensing gas fired central heating boiler, cupboard housing the electric meter and gas meter, tiled floor, strip light, ceiling light point, UPVC double glazed window to rear, and UPVC double glazed door to outside.



All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit right into Nicholas Street, which leads into St. Martin's Way. At the Fountains roundabout turn left and keep in the left hand lane. Follow the A540 Parkgate Road to the roundabout and take the second exit into Blacon Avenue. At the mini-roundabout turn right into Shelley Road. Then take the turning right into Wordsworth Crescent and follow the road around passing the King George V play area and then the entrance to Tennyson Walk will be observed on the left hand side. The property is approached via a pedestrian walkway.

TENURE

* Tenure - Freehold, purchaser should verify this with their solicitor.

COUNCIL TAX

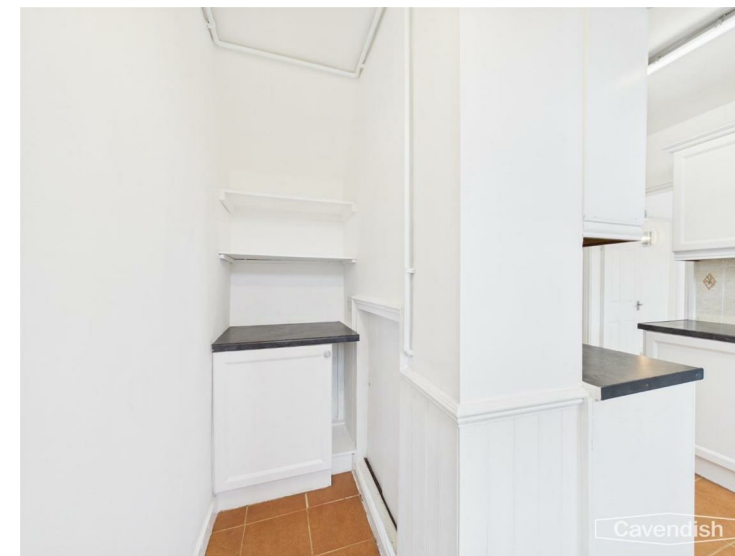
* Council Tax Band A - Cheshire West & Chester Council

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering.



DINING ROOM

3.43m x 2.59m (11'3" x 8'6")



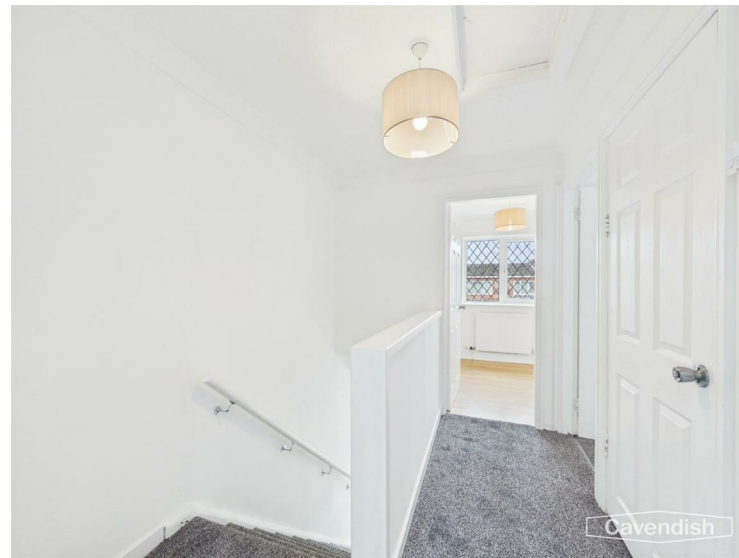
UPVC double glazed window to rear, single radiator with thermostat, ceiling light point, and laminate wood strip flooring. Opening to living room.

LIVING ROOM

3.38m x 3.20m (11'1" x 10'6")



UPVC double glazed window overlooking the front, single radiator with thermostat, two wall light points, laminate wood strip flooring, and two arched mirror backed display niches.

LANDING

Ceiling light point, smoke alarm, access to loft space, carbon monoxide alarm, and built-in linen cupboard with shelving. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.53m x 3.28m (11'7" x 10'9")



Fitted with a comprehensive range of bedroom furniture incorporating wardrobes, drawer unit, shelving, bedside cabinets and over-bed storage cupboards, UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

BEDROOM TWO

3.35m x 2.87m plus door recess (11' x 9'5" plus door recess)



UPVC double glazed leaded window overlooking the front, coved ceiling, ceiling light point, and single radiator with thermostat.

BEDROOM THREE

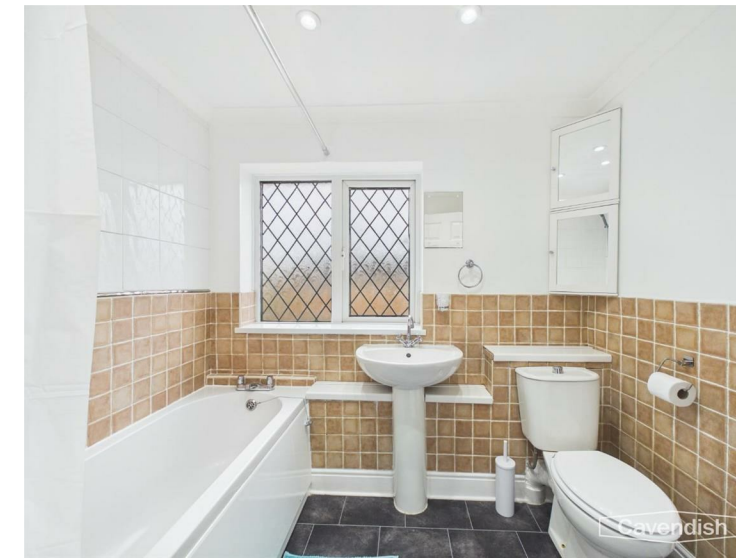
3.02m max x 2.08m max (9'11" max x 6'10" max)



UPVC double glazed leaded window to the front, ceiling light point, laminate wood strip flooring, single radiator with thermostat, and built-in over stairs storage cupboard with bi-folding louvre door, hanging rail and shelving.

BATHROOM

2.39m x 1.70m (7'10" x 5'7")



White suite with chrome style fittings comprising: panelled bath with Triton electric shower over, shower curtain and rail; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, vinyl tile effect flooring, recessed LED ceiling spotlights, coved ceiling, double radiator with thermostat, corner shelving, corner mirror fronted medicine cabinet, fitted wall mirror, and UPVC double glazed window with obscured leaded glass.

OUTSIDE FRONT

To the front there is a good size lawned garden with a gated pathway to the entrance door.

**OUTSIDE REAR**

To the rear there is an enclosed garden with paving, artificial grass, outside sensor light, and outside water tap. Pedestrian access is available to the rear. There is also a useful timber built garden shed and covered area with double opening wooden gates at the side.