

17 Bridgeman Road, Blacon, Chester, CH1 5LZ

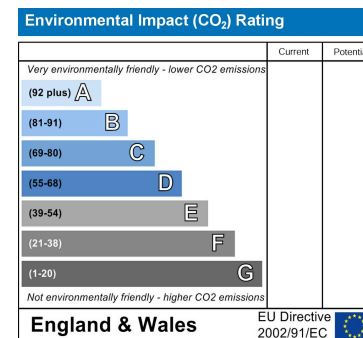
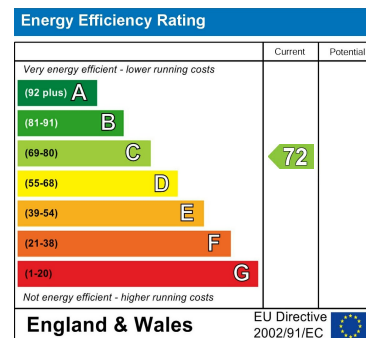
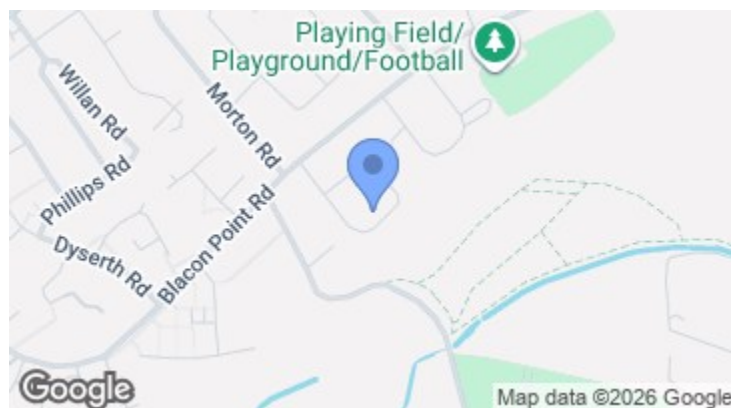
**Cavendish**  
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**17 Bridgeman Road**  
Blacon, Chester,  
CH1 5LZ

**NEW**  
**£190,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Offered for sale with no onward chain, this beautifully presented three-bedroom mid-terrace home is ready for immediate occupation and would make an ideal first-time purchase or family home.

The property has been thoughtfully improved by the current owner and benefits from a recently fitted contemporary kitchen, which opens into a spacious dining area, creating an excellent space for both everyday living and entertaining. A generous lounge provides further living accommodation and enjoys plenty of natural light.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. The bedrooms are served by a modern family bathroom finished to a high standard.

Externally, the property boasts off-road parking for two vehicles to the front, whilst to the rear there is a large enclosed garden providing an ideal space for children, pets and outdoor entertaining.

Combining spacious accommodation, modern finishes and a convenient location, this fantastic home is presented in true move-in ready condition and early viewing is highly recommended.



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**Location**

Bridgeman Road is situated within the established residential suburb of Blacon, approximately 2 miles north-west of Chester city centre. The property enjoys convenient access to a range of local amenities, including shops, supermarkets, schools, and healthcare facilities, all of which are within easy reach. Chester city centre offers an extensive selection of retail, leisure and dining facilities, together with the historic city walls and railway station providing connections to major regional centres. The area is well served by public transport links and offers straightforward access to the A55 North Wales Expressway and wider motorway network, making it a convenient location for commuters. The property is therefore considered well placed for a variety of purchasers seeking access to both local amenities and Chester city centre.

**Front Exterior**

The front exterior features a paved driveway with space for parking and is bordered by a wooden fence on one side. The property is a traditional red brick terraced house with a bright blue front door and a bench outside, lending a welcoming curb appeal.

**Hallway**

1.76 x 3.95 m (5'9" x 12'11")



A practical hallway with white walls and carpeted

flooring leads from the front door to the living room and kitchen/dining area. The staircase to the upper floor is also accessed from here, creating a welcoming entrance to the home.

**Living Room**

3.76 x 3.83 m (12'4" x 12'6")



This inviting living room provides a comfortable space for relaxation, featuring a neutral colour palette and wood flooring. A large window fills the room with natural light.

**Kitchen & Dining Room**

5.71 x 2.21 m (18'9" x 7'2")



The kitchen and dining room is a bright, modern space with sleek units in a soft blue finish, complemented by grey work surfaces and tiled flooring. The kitchen is fitted with appliances including a cooker and space for a washing machine, while the dining area comfortably accommodates a generous size dining table. French doors from the dining room opens onto the rear garden, enhancing the flow of natural light and providing easy access to outdoor space.

**Landing**

1.84 x 2.11 m (6'0" x 6'10")



The landing area upstairs is bright with white walls and carpeted flooring, offering access to all bedrooms and the bathroom.

**Bedroom 1**

4.41 x 2.99 m (14'5" x 9'9")



This well-proportioned master bedroom offers a calm retreat with its spacious layout. The room is neutrally decorated with a large window that invites plenty of natural light. It comfortably fits a king-size bed with bedside tables either side, creating a restful atmosphere.

**Bedroom 2**

3.65 x 3.12 m (11'11" x 10'3")



The second bedroom is a versatile space, brightened by a large window and laid with soft carpet. It is currently presented with a double bed and a dressing table, making it ideal as a guest room or additional bedroom.

**Bedroom 3**

3.13 x 2.21 m (10'3" x 7'2")



This third bedroom is a good size room with a window that overlooks the garden. Its neutral decoration and carpeted floor make it a useful space for a home office, nursery, or guest room. There is a large built in storage cupboard.

**Bathroom**

2.35 x 1.67 m (7'8" x 5'5")



The bathroom is a bright and clean space featuring a white suite including a bath with shower overhead, pedestal basin, and a toilet. Beige tiling on the walls and dark flooring complement the room, which benefits from a pair of frosted windows for natural light and privacy.

**Rear Garden**

The rear garden offers a blend of paved patio and

lawn areas, enclosed by fencing for privacy. It provides an ideal outdoor space for relaxation or entertaining with its spacious layout and greenery.

**\*ANTI MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**\*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.

**\*FLOORPLAN**

Floorplan included for identification purposes only, not to scale.

**\*VIRTUAL TOUR**

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

**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.

**Viewing**

By appointment through the Agents Chester Office 01244 404040.

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

**\*FREEHOLD**

To be confirmed by the purchasers solicitor.