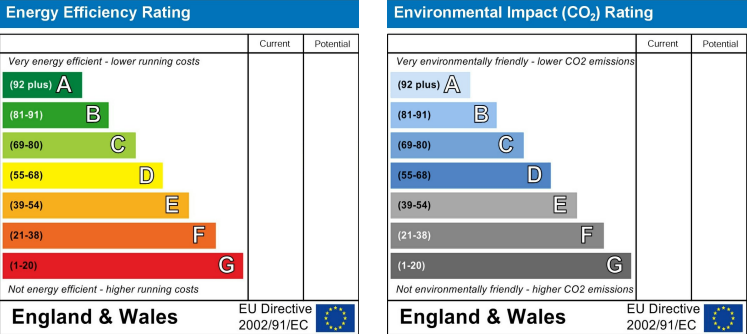
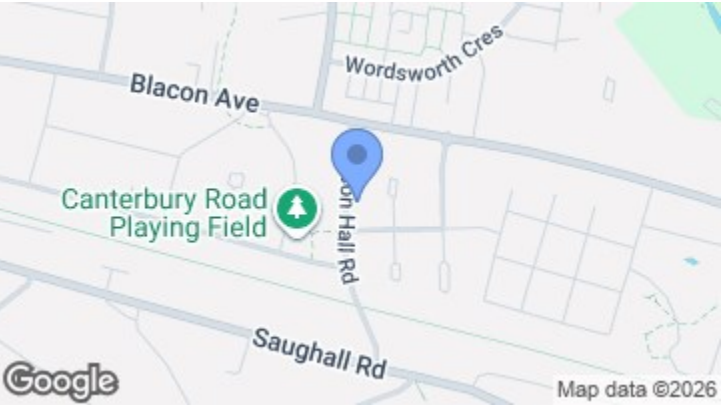


34 Blacon Hall Road, Blacon, Chester, CH1 5BE



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34 Blacon Hall Road

Blacon, Chester,
CH1 5BE

Price
£230,000

Well-Presented Three-Bedroom Family Home with Open Green Outlook, Landscaped Garden & Off-Road Parking.

Overlooking an open green to the front, this well-presented three-bedroom family home offers spacious accommodation, modern fittings and excellent outdoor space.

The ground floor features a welcoming dining room with French doors leading into the lounge, with patio doors providing access to the landscaped rear garden. The property also benefits from a modern kitchen and recently fitted bathroom, along with double glazing and gas central heating throughout.

Upstairs are three good-sized bedrooms, all capable of accommodating a double bed, plus two large storage cupboards.

The landscaped rear garden is ideal for entertaining, featuring a raised decking area, artificial lawn, WC and two brick-built outbuildings, providing excellent storage.

To the front, there is off-road parking for multiple vehicles, with the open green providing an attractive outlook.

A fantastic family home offering generous living space, modern presentation, excellent storage and superb outdoor space.

Location

Blacon Hall Road is situated within the popular residential area of Blacon, approximately two miles west of the historic city of Chester. The property is well placed for a range of local amenities, including shops, supermarkets, schools, healthcare facilities and leisure opportunities, with further choice available in Chester city centre. For commuters, the area benefits from excellent road links, providing access to the A55, A483 and wider motorway network, making travel towards North Wales, Liverpool and beyond convenient. Chester railway station is also within easy reach, offering regular services to a number of destinations. The surrounding area provides a good balance of residential living, green spaces and convenient access to the amenities of Chester, making Blacon Hall Road a practical location for families and commuters alike.

Living Room

4.45 x 3.50 m (14'7" x 11'5")



This living room offers a bright and inviting space. A feature wall adds interest, and sliding doors lead out to the rear garden, allowing natural light to flow in. The wooden flooring complements the warm and comfortable atmosphere, making it a perfect spot to relax or entertain.

Kitchen

2.43 x 3.50 m (7'11" x 11'5")



The kitchen is functional with white cabinetry set against contrasting black tiled splashbacks and a light marble-effect wall covering. It is equipped with a freestanding cooker and washing machine and benefits from two windows and a door to the outside, providing good natural light and ventilation.

Dining Room

3.31 x 3.32 m (10'10" x 10'10")



This dining room benefits from a large window that fills the room with natural light and features wooden flooring. It provides a cosy, dedicated area for meals and is accessed via the living room, creating a natural flow for entertaining and family dining.

Bedroom 1

3.35 x 3.53 m (11'0" x 11'6")



The main bedroom is spacious and welcoming, featuring a large window that brightens the room. Neutral tones and dark carpeting create a calm and restful atmosphere.

Bedroom 2

2.74 x 3.50 m (8'11" x 11'5")



Bedroom two is a well-proportioned room with a window overlooking the rear garden and a built-in wardrobe.

Bedroom 3

3.29 x 3.30 m (10'9" x 10'9")



Bedroom three is bright with a large rear-facing window and carpeted flooring. It offers sufficient space for bedroom furniture and a large walk-in cupboard for storage.

Bathroom

1.61 x 2.51 m (5'3" x 8'2")



The bathroom is stylish and modern, featuring light wall tiling and a white suite including a bathtub, toilet, and washbasin. A frosted window provides natural light while maintaining privacy.

Hallway and Landing

2.60 x 1.80 m (8'6" x 5'11")



The hallway and landing are decorated with striped wallpaper and carpeted flooring, leading to the various rooms with a clean, bright feel that connects the home together effectively. The landing has internal doors leading to the bedroom, family bathroom and storage cupboard. There is also a hatch for loft access.

Rear Garden



The rear garden is well-maintained and features a mix of paved patio areas and artificial lawn, bordered by dark wooden fencing for privacy. There is a raised decking area for seating or dining outdoors, providing a pleasant and versatile outdoor space for relaxing or entertaining. There are three brick-build outhouses, one fitted with a WC and handbasin.

*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.