



## 38 BLACON AVENUE, CHESTER

OFFERS OVER £230,000

- SET OVER THREE FLOORS
- POPULAR LOCATION
- PRIVATE REAR GARDEN
- TAX BAND A
- THREE DOUBLE BEDROOMS
- BOOK YOUR VIEWING TO AVOID DISAPPOINTMENT

# 38 BLACON AVENUE, CHESTER, CH1 5BU



## MODERN THREE STOREY, THREE BEDROOM TERRACE IN A POPULAR LOCATION

This three-bedroom terrace is like no other. Upon entering, you are greeted by a warm and inviting ambiance. The ground floor boasts a spacious living area with a large window drawing in the natural light, an open kitchen diner which is ideal for families and entertaining guests. As you ascend to the first floor, you'll find three well-proportioned bedrooms, ideal for accommodating family members or guests. The master bedroom has fitted wardrobes and space for extra furniture. The family bathroom is equipped with both a shower and a bath, providing the ultimate convenience for busy mornings or relaxing evenings. Heading up once more, to the second floor you will find multiple spaces, one of which is currently used as an office and another as a games or entertaining area. Finding a place for your belongings will never be a problem with this home as there is ample storage throughout, on every floor. Externally to the front, features a large driveway making off road parking a breeze. At the rear, a spacious and private garden with laid lawn, patio area and outbuilding kitted with power and plumbing. Conveniently situated close to local shops and excellent transport links, this home offers a perfect blend of comfort, convenience,

and practicality with Chester City Centre just a 5 minute car journey away. Call us now to avoid missing out.

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## **Council Tax:**

Band A

## **Local Authority:**

Cheshire West and Chester Council

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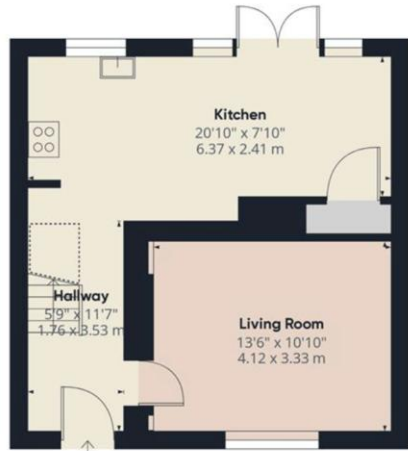


**Total Floor Area:**  
1,177 sq ft / 109 sq m

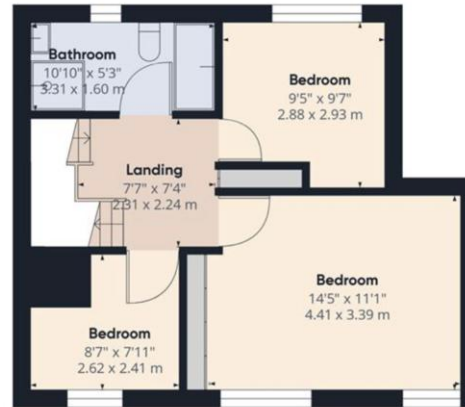
**Viewings:**  
By prior appointment with the agent

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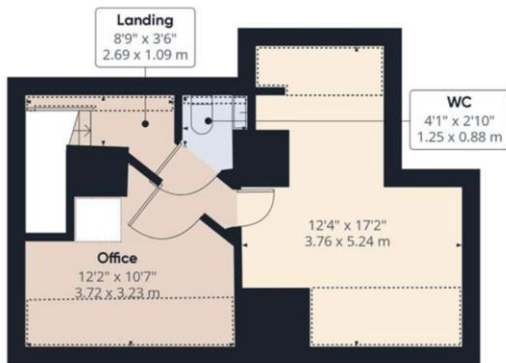




Ground Floor



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

Urban Sale and Let  
 19 Charles Street  
 Hoole  
 Chester  
 Cheshire  
 CH2 3AY

01244350300  
 info@urbansaleandlet.co.uk  
 www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements