



TREBORTH ROAD, BLACON, CHESTER

£135,000

- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- LARGE GARDEN
- DOUBLE BEDROOMS
- POPULAR LOCATION
- SPACIOUS LIVING ACCOMMODATION

38 TREBORTH ROAD, CHESTER, CH1 5RD



This two-bedroom end-terrace property, located in Blacon, offers spacious living accommodation along with two double bedrooms and a large garden. The property is available for sale with NO ONWARD CHAIN.

Conveniently situated on Treborth Road, on the edge of Blacon, this home is ideal for first-time buyers and families alike. Blacon is a lively and diverse community, boasting a range of amenities. The property is perfectly positioned just a short walk from Dee Point Primary School, making it an excellent choice for families with young children.

Set back from the road, the property is accessed via a paved front garden. Upon entering through the front door, you are welcomed into a porch area with stairs leading to the first floor. The living room is generously sized and features a large front-facing window that allows plenty of natural light to flood the space. This flows seamlessly into a dining room overlooking the rear garden.

The ground floor is completed by a kitchen currently configured in an L-shape with shaker-style wall and base units, paired with black laminate worktops. There is an integrated electric oven and gas hob, along with

space for additional appliances. A back door provides access to the garden, and the kitchen also benefits from an understairs cupboard offering useful storage.

Upstairs, the main bedroom spans the full width of the house and includes a fitted wardrobe as well as a large front-facing window. The second bedroom, located at the rear, overlooks the garden and is a good size, comfortably accommodating a double bed. The property is served by a three-piece bathroom suite comprising a bath with shower above, a WC, and a sink. While the property would benefit from updates to the décor, kitchen, and bathroom, it offers a fantastic opportunity for the new owner to make it their own.

Externally, the property boasts a large, enclosed rear garden with a patio area and a spacious lawn. Additionally, there is a brick-built outbuilding providing convenient storage space.



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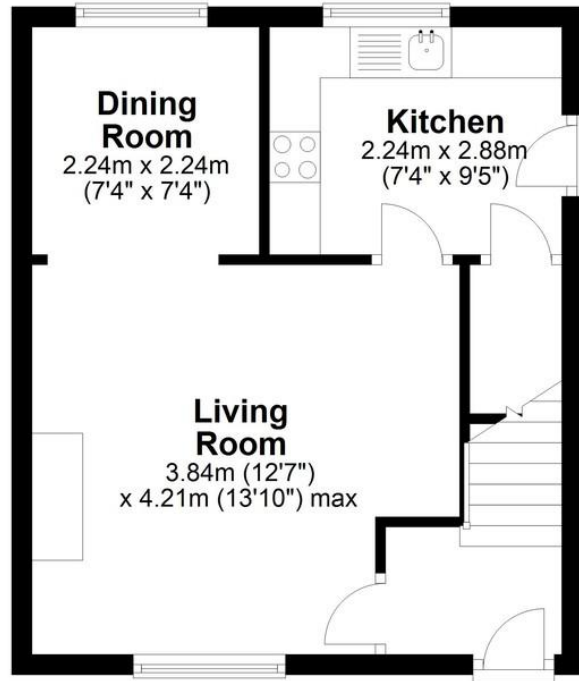
Council Tax:

Band A

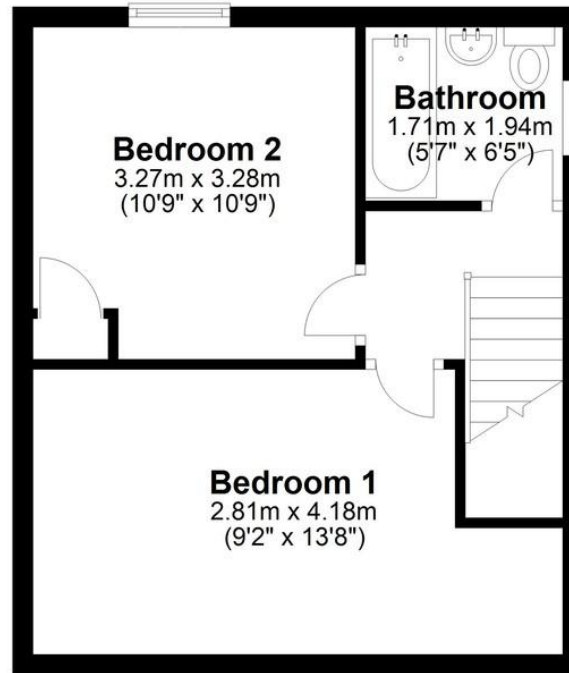
Local Authority:

Cheshire West and Chester Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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