



WORDSWORTH CRESCENT, BLACON, CHESTER

£165,000

- FULLY RENOVATED
- NEW BOILER
- NO ONWARD CHAIN
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SPACIOUS LIVING ACCOMMODATION

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2 **1** **1** **C**
BED BATH RECEPTION EPC

This charming two-bedroom mid-terraced house has just undergone a full renovation, including a new kitchen, new bathroom, full replastering, new flooring, a full rewire, and a new boiler. The property offers spacious room sizes and is ready to move straight into.

As you step through the front door, you enter a useful porch area that leads into a bright and airy dining kitchen. The brand-new Howdens kitchen features modern white wall and base units, complemented by laminate worktops. The kitchen includes a fully tiled splashback, an electric hob and oven, as well as space for a dishwasher or washing machine. This leads to a rear porch, with the staircase going up and a back door opening out to the rear garden. The living room is situated at the front of the property and features neutral décor with a large window allowing plenty of natural light.

On the first floor, the property has a sizeable landing with a window and a useful storage cupboard. There are two double bedrooms, both positioned at the front of the property, offering generous space. The brand-new bathroom includes a bath with an overhead shower, a WC, and a sink.

Externally, the property benefits from front and rear gardens, both laid to lawn. There is one allocated parking space, as well as ample on-street parking available. Additionally, the house boasts a very handy storage room, which could easily be converted into a separate utility room.

Excellent amenities are on your doorstep, including a range of local shops, the popular cycle track providing access to Chester and North Wales, frequent bus links, and Chester city centre just a 10-minute drive away.



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Council Tax Band: A

Local Authority: Cheshire West and Chester Council

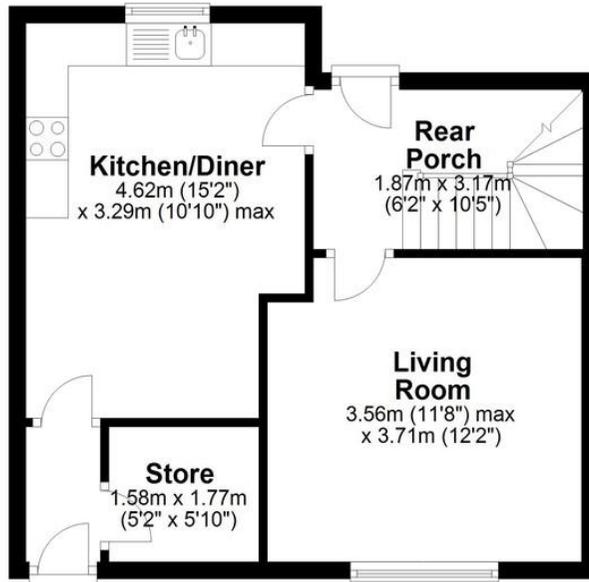
Total Floor Area: 835 sq ft / 78 sq m

Tenure: Freehold

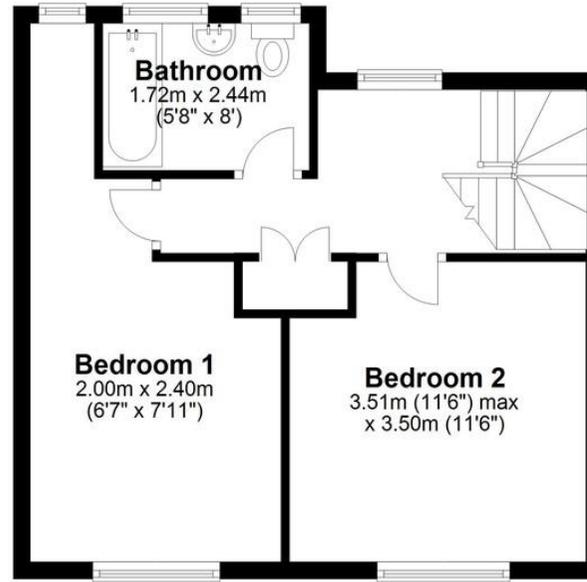
Service Charge (per annum):

Ground Rent (per annum):

Ground Floor



First Floor



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

OFFICE CONTACT INFO

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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