



## SHELLEY ROAD, BLACON, CHESTER

£260,000

- THREE SPACIOUS DOUBLE BEDROOMS
- CONTEMPORARY KITCHEN
- MODERN THREE-PIECE SHOWER ROOM
- BRIGHT AND WELCOMING LIVING ROOM
- DETACHED GARAGE
- SOUTH-FACING REAR GARDEN



# SHELLEY ROAD, BLACON, CHESTER

3  
BED

1  
BATH

1  
RECEPTION

Nestled in a peaceful and sought-after residential area on the outskirts of Chester, this beautifully presented three double bedroom home offers the perfect blend of modern living and tranquil surroundings. With a picturesque front aspect overlooking open fields, a south-facing garden, and a detached garage.

## Key Features:

Three spacious double bedrooms – ideal for families or guests

Contemporary kitchen with stylish finishes and ample storage

Modern three-piece shower room – sleek, functional and ready to enjoy

Bright and welcoming living room, perfect for relaxing or entertaining

Detached garage providing secure parking or useful storage space

South-facing rear garden – enjoy all-day sunshine and outdoor living

Stunning open views to the front – an idyllic, rural feel

## Interior:

Step inside and you'll immediately appreciate the care and attention given to maintaining and updating this delightful home. The modern kitchen boasts clean lines, contemporary cabinetry, and quality appliances – a perfect space for cooking and dining. The living room is filled with natural light and offers a cosy yet spacious environment to relax, featuring views out towards the serene front fields.

The property benefits from three well-proportioned double bedrooms, each offering ample room for furniture and storage. The stylish shower room is finished to a high standard, with a walk-in shower, modern tiling and fittings that add a touch of luxury.

## Exterior:

The south-facing rear garden is a true highlight, offering a sun-soaked haven for outdoor dining, gardening or simply enjoying peaceful moments. To the front, the property looks out across open fields – a rare and attractive feature that brings a true sense of space and calm. A detached garage to the side adds further practicality and convenience.

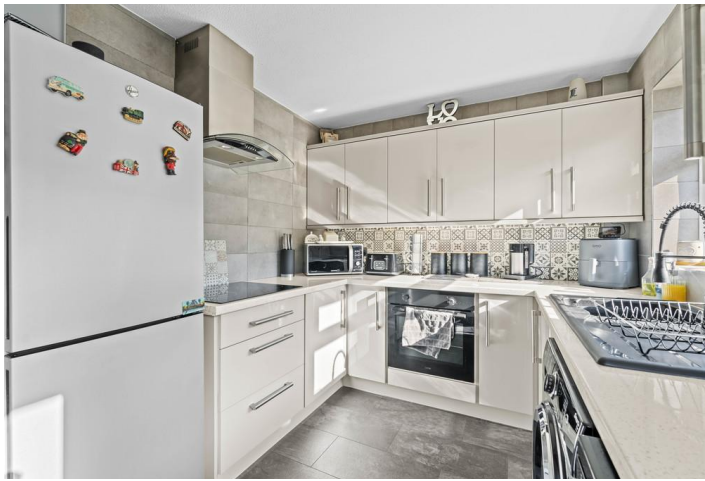
## Location:

Situated in a quiet, family-friendly neighbourhood, Shelley Road enjoys excellent transport links to Chester city centre and the wider Cheshire area. Local amenities, including shops, schools, parks and public transport, are all within easy reach. The vibrant and historic city of Chester is just a short drive or bus ride away, offering a wealth of shopping, dining, and cultural attractions. For commuters, the nearby A41 and A55 provide swift access to the motorway network.







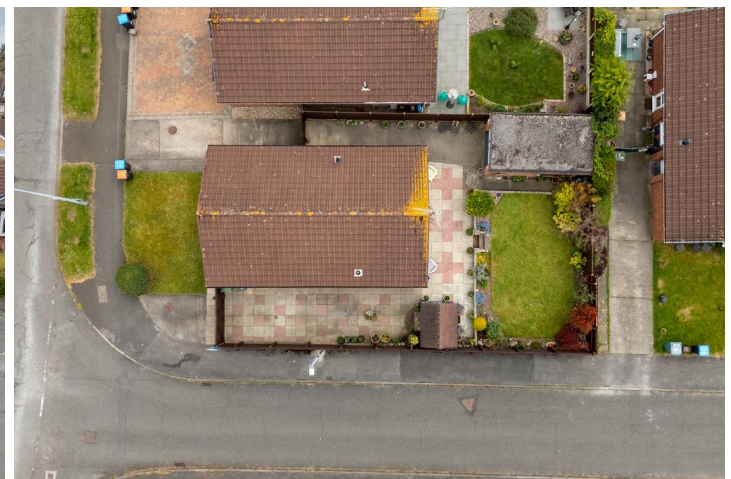


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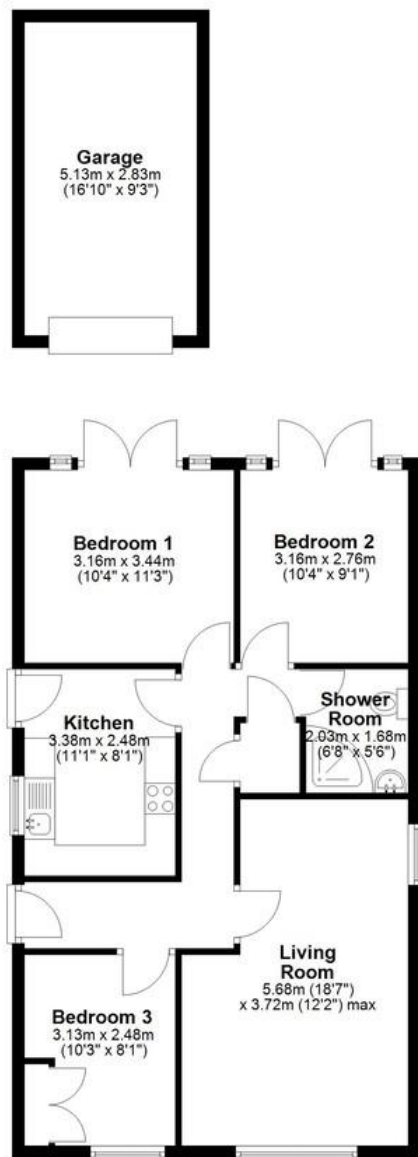








### Ground Floor



**TOTAL FLOOR AREA 906 sq ft / 84 sq m**

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.  
Prospective buyers are encouraged to verify the measurements independently.

**COUNCIL TAX**  
Band C

**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

### EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		87
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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