



MORGAN CLOSE, BLACON, CHESTER

£200,000

- STUNNING SUNROOM
- OPEN PLAN LIVING SPACE
- AMPLE PARKING
- PRIVATE REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- TWO BEDROOMS

MORGAN CLOSE, BLACON, CHESTER

2 **1** **2** **D**
BED BATH RECEPTION EPC

This modern and well-presented two-bedroom home is located on an immaculately presented quiet cul-de-sac in a popular area, making it ideal for first-time buyers, those looking to downsize, or investors seeking a quality buy-to-let property. The home enjoys a convenient setting close to a wide range of local amenities, as well as the historic city of Chester.

The interior begins with a welcoming hallway featuring wood-effect laminate flooring and a useful built-in storage cupboard. The spacious lounge offers a comfortable and versatile living space, and one of the standout features of the home is the stunning sunroom that extends from this area. Recently built, the sunroom is flooded with natural light thanks to its large windows and an impressive lantern roof, creating a bright and airy environment that's perfect for relaxing or entertaining.

The kitchen, located at the front of the property, is fitted with a range of wall and base units, laminate work surfaces and tiled splashbacks. It includes a freestanding gas cooker, sink with mixer tap, washing machine point, a radiator, and a double-glazed window offering pleasant views to the front overlooking the driveway.

Upstairs, the landing includes a double-glazed window to the side of the property. The main bedroom faces the rear and features built-in cupboards and a radiator, while the second bedroom looks to the front. The bathroom includes a bath and shower over, wash basin, toilet, and a double-glazed window to the front.

Externally, the property offers a lawned front garden and a driveway with space for several vehicles. The rear garden is a generous size, featuring a well-maintained lawn and a patio area-ideal for outdoor dining or family enjoyment. The combination of indoor and outdoor space, particularly the light-filled sunroom, adds significant appeal to this lovely home.



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Council Tax Band: A

Local Authority: Cheshire West and Chester Council

Total Floor Area: 713 sq ft / 66 sq m

Tenure: Freehold

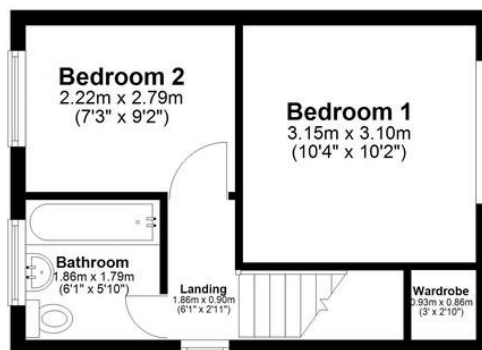
Service Charge (per annum):

Ground Rent (per annum):

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 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