



WESTERN AVENUE, BLACON

£135,000

- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- THREE BEDROOM END TERRACE
- CLOSE TO AMENITIES
- LARGE GARDEN
- SPACIOUS LIVING ACCOMMODATION



WESTERN AVENUE, BLACON

3
BED

1
BATH

1
RECEPTION

This three bedroom end of terrace property presents a promising opportunity for renovation enthusiasts or investors seeking a three-bedroom end-terrace property in a well-established residential area, this home offers a solid foundation for modernisation, allowing new owners to tailor the space to contemporary tastes and needs.

Upon entering the property, you are welcomed into a traditional layout that begins with a spacious living room. The adjoining kitchen, while currently dated, offers excellent potential for reconfiguration into a stylish and functional space, off the kitchen is a rear porchway leading to a large store which could be knocked through and incorporated into the kitchen.

Upstairs, the property comprises three bedrooms, including two generously sized doubles and a third single bedroom that could serve well as a nursery, study, or home office. The bathroom is also in need of updating, presenting an opportunity to install modern fixtures and finishes to suit your preferences.

To the front of the property is a low-maintenance garden that provides curb appeal and could be further landscaped to enhance its appearance. The

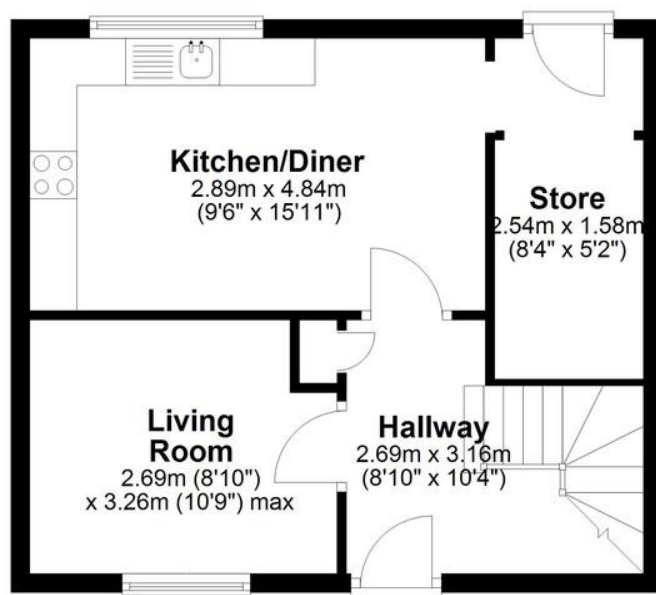
rear garden is private and enclosed, offering a blank canvas to create an inviting outdoor space, the rear garden previously had planning permission to be partly turned into off road car parking for several vehicles.

Located in the popular Blacon area of Chester, the home enjoys good transport links to the city centre and neighbouring communities. The area is well-served by local amenities, including schools, parks, shops, and health facilities, making it particularly appealing to families.

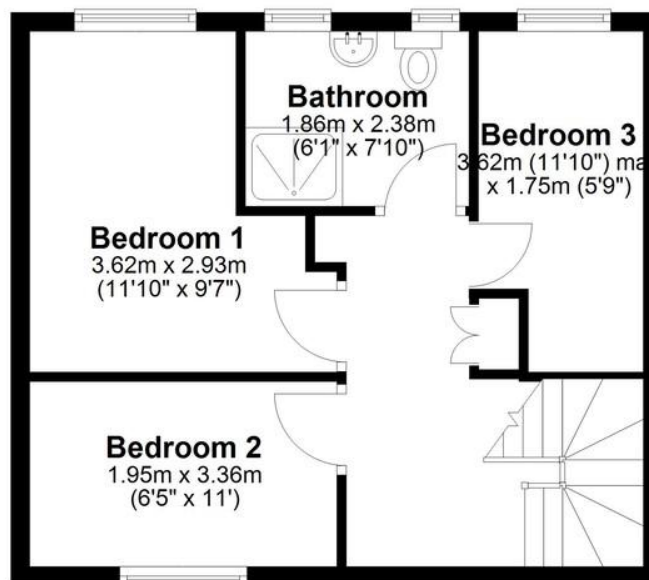




Ground Floor



First Floor



TOTAL FLOOR AREA

801 sq ft / 74 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 A

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86
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

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk