



WORDSWORTH CRESCENT, BLACON, CHESTER

£150,000

- MOVE IN READY
- LARGE KITCHEN
- TWO DOUBLE BEDROOMS
- CONVENIENT LOCATION
- OFFROAD PARKING
- SPACIOUS ROOMS

urbansale&let
property sales and letting



WORDSWORTH CRESCENT, BLACON, CHESTER

2
BED

1
BATH

1
RECEPTION

A well-presented and move-in ready two-bedroom mid-terrace home, ideally positioned just a stone's throw from a bus route providing easy access to the city centre. Offering spacious accommodation and immaculately maintained interiors, this property is a blank canvas, ready for you to make your own.

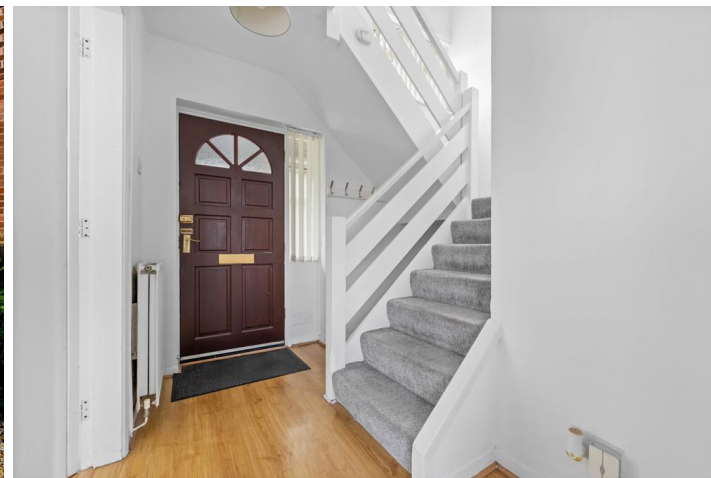
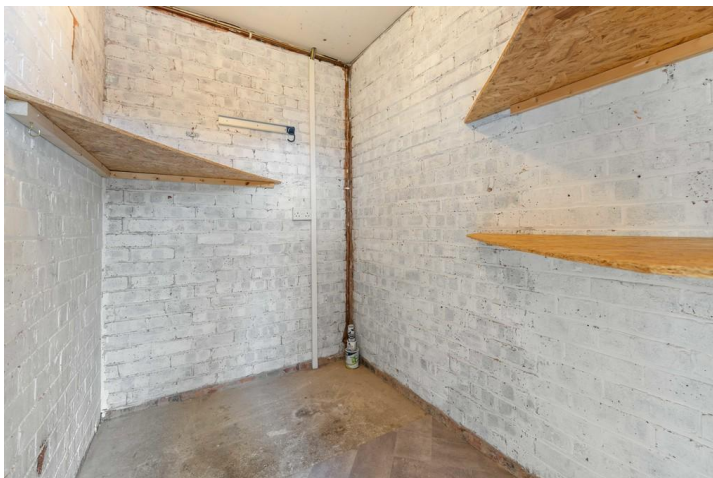
The ground floor comprises a porch, entrance hallway, comfortable lounge, and a generous kitchen fitted with an integrated oven, gas hob, and freestanding fridge, freezer, and washing machine. A Worcester gas combi boiler is also installed. In addition, there is a versatile separate room which could serve as a utility or store.

Upstairs, the property offers two double bedrooms, a family bathroom with bath, sink, and electric shower, along with a separate WC. A useful storage room is also located on this floor. Flooring is finished with laminate and vinyl to the ground floor, and carpet to the first floor. Large windows throughout allow natural light to fill the home, creating a bright and inviting atmosphere.

Externally, the property enjoys a generous, low-maintenance rear garden which leads directly to two private parking spaces. The front garden is also of an excellent size and laid to lawn.

Early viewing is highly recommended to secure this excellent home.

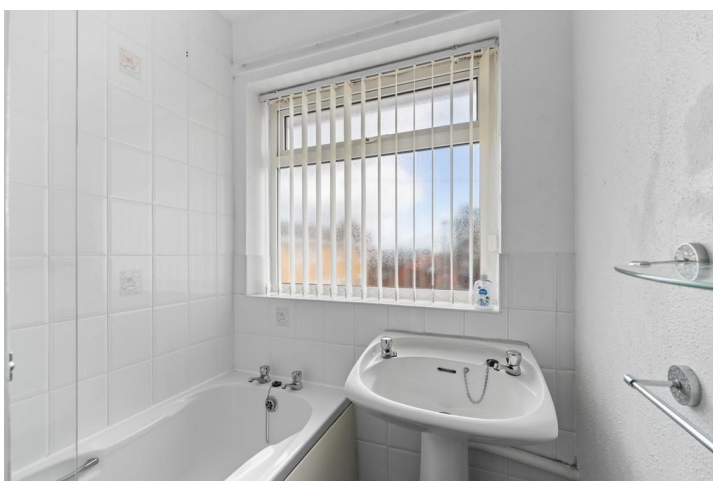




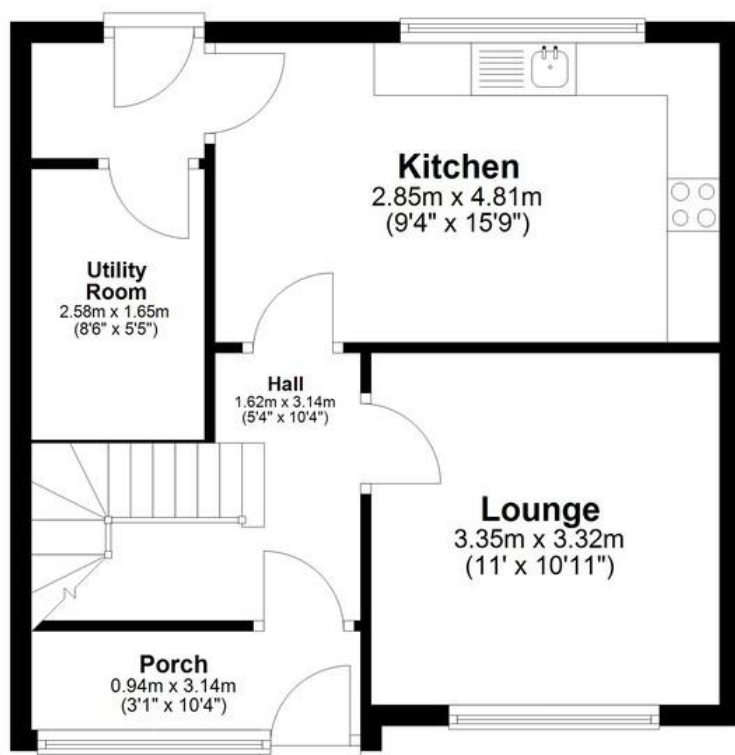
urbansale&let
property sales and letting



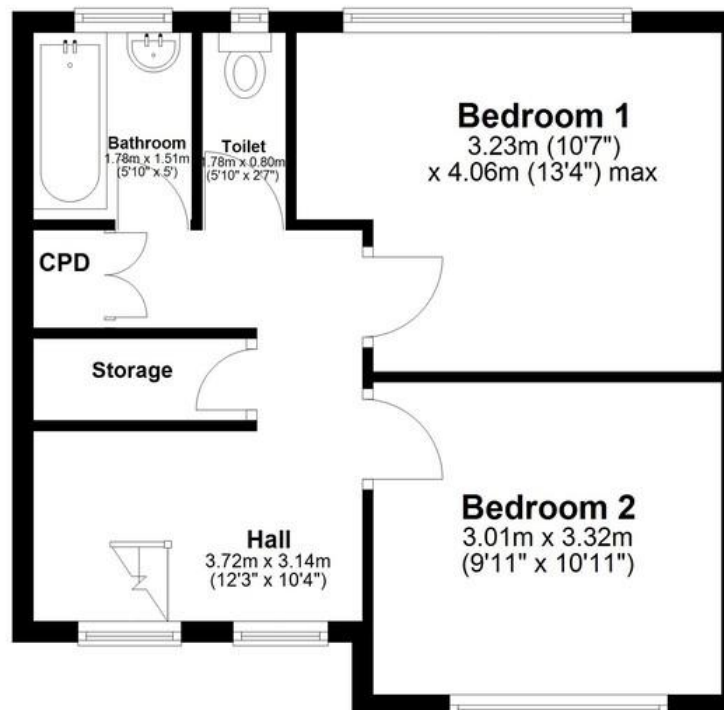
Need to sell first?
Book a free valuation
01244 886 636



Ground Floor



First Floor



TOTAL FLOOR AREA 739 sq ft / 69 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		87
69-80	C	74 C	
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