



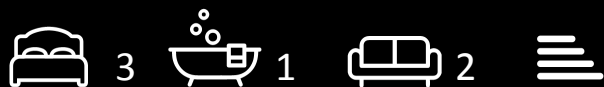
29 Molverley Drive, Blacon, Chester, Cheshire, CH1 5AH

Offers In Excess Of £200,000

- No Onward Chain
- Front & Rear Gardens
- Extended Ground Floor
- Garage & Off Road Parking
- Three Bedrooms
- Call 01244 380 380 To View

29 Molverley Drive, Chester CH1 5AH

PDA is delighted to offer this well presented, three-bedroom, semi-detached family home. The property has been extended on the ground floor and well maintained to produce a home of great quality. The floor plan briefly comprises an entrance hall, living room, dining room and a well-presented kitchen/breakfast room with an additional dining/utility area. On the first floor is a landing leading to the three good-sized bedrooms and a shower room. Externally the property comes with an excellent amount of outside space with a lawn garden and driveway providing off-road parking to the front while to the rear there is a fully enclosed and private garden with patio, lawn, and paved areas making it an ideal space for families, entertaining and alfresco dining. The property also benefits from an integral garage. Located in Blacon, Chester benefiting from great local amenities and transport links. Early viewings are strongly recommended to avoid missing out on this superb family home.



Council Tax Band: B



Lounge

15'7" x 10'4"

Window to front. Gas fire with surround and wall mounted radiator.

Kitchen

7'11" x 7'9"

A range of wall and base units with worktops. Window into rear garden and access to utility area.

Utility Room

7'10" x 8'1"

A range of wall units and fitted breakfast bar. UPVC double glazed window into rear garden with door. Internal door into garage.

Dining Room

16'1" x 8'0"

UPVC windows into garden. Wall mounted radiator

Bedroom One

10'10" x 9'4"

Fitted wardrobes. Window into rear garden and wall mounted radiator.

Bedroom Two

9'10" x 12'11"

Fitted wardrobes. Window into front garden and wall mounted radiator.

Bedroom Three

7'5" x 6'2"

Window into front garden, wall mounted radiator.

Shower Room

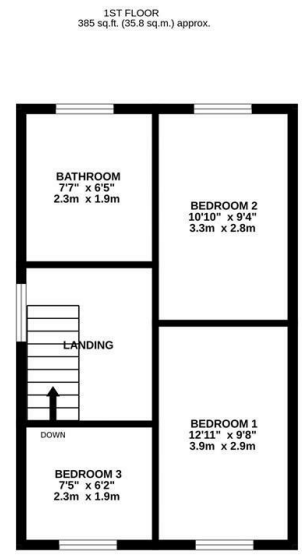
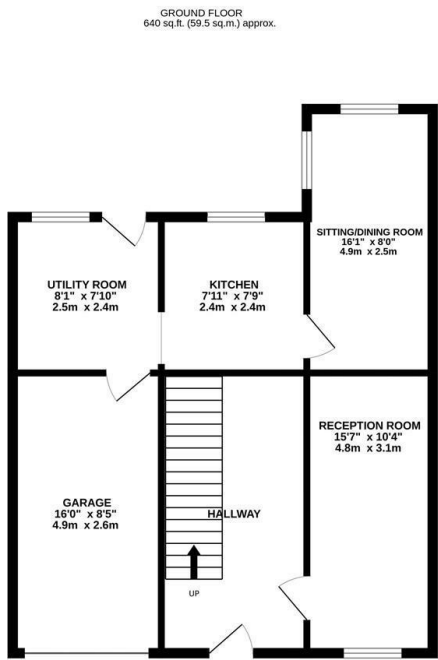
7'7" x 6'5"

Three piece bathroom suite with shower cubical. Wall mounted radiator and frosted window into rear garden.

Garage

15'9" x 8'5"

Electric garage door with power. Wall mounted gas combi boiler.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	