



## 119 Stamford Road, Blacon, Chester, Cheshire, CH1 5DF

Asking Price £155,000

- No Onward Chain
- Front & Rear Garden
- Three Bedrooms
- Off Road Parking
- Kitchen/Diner
- Call 01244 380 380 To View

## 119 Stamford Road, Chester CH1 5DF

A three bedroom terraced property offered for sale with no onward chain and making a perfect purchase for the first time buyer or investor. Situated in an area of similar style properties, the accommodation briefly comprises:- Entrance Hall, Lounge, Kitchen, dining area, three Bedrooms and a family bathroom. Gardens to the front and rear with off road parking. This property is located in a prime position for access to the local motorway networks, Chester city centre and the Sealand Retail Park. Priced to sell, an early inspection is strongly recommended.



Council Tax Band: A



### Lounge

16'1" x 11'5"

UPVC Windows to front and rear gardens. Wall mounted radiator and chimney breast

### Kitchen

9'1" x 9'5"

A range of wall and base units with work tops. Double glazed window into rear garden with UPVC back door. Gas combi boiler

### Dining area

6'6" x 6'4"

UPVC Double glazed window to front garden.

### Bedroom 1

10'8" x 9'8"

Double glazed window to front. Internal storage cupboard and wall mounted radiator

### Bedroom 2

11'2" x 7'0"

UPVC Double glazed window to rear garden with wall mounted radiator

### Bedroom 3

8'2" x 8'6"

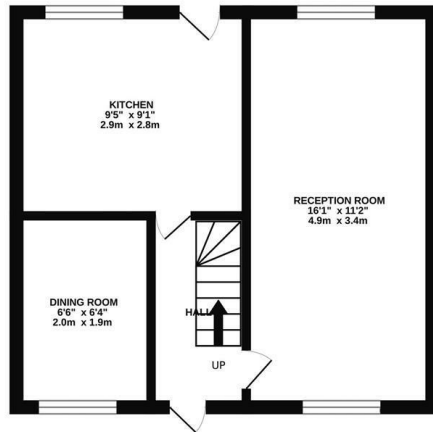
UPVC double glazed window to front garden with wall mounted radiator

### Bathroom

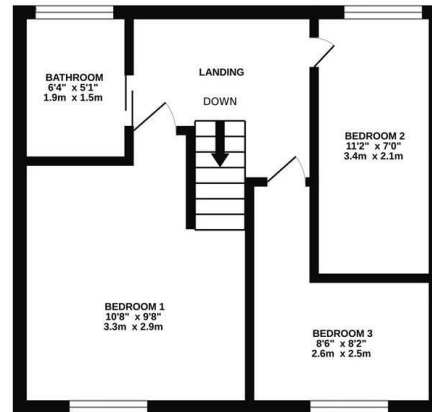
6'4" x 5'1"

Three piece bathroom suite with shower over bath. Window to rear garden and heated towel rail.

GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.

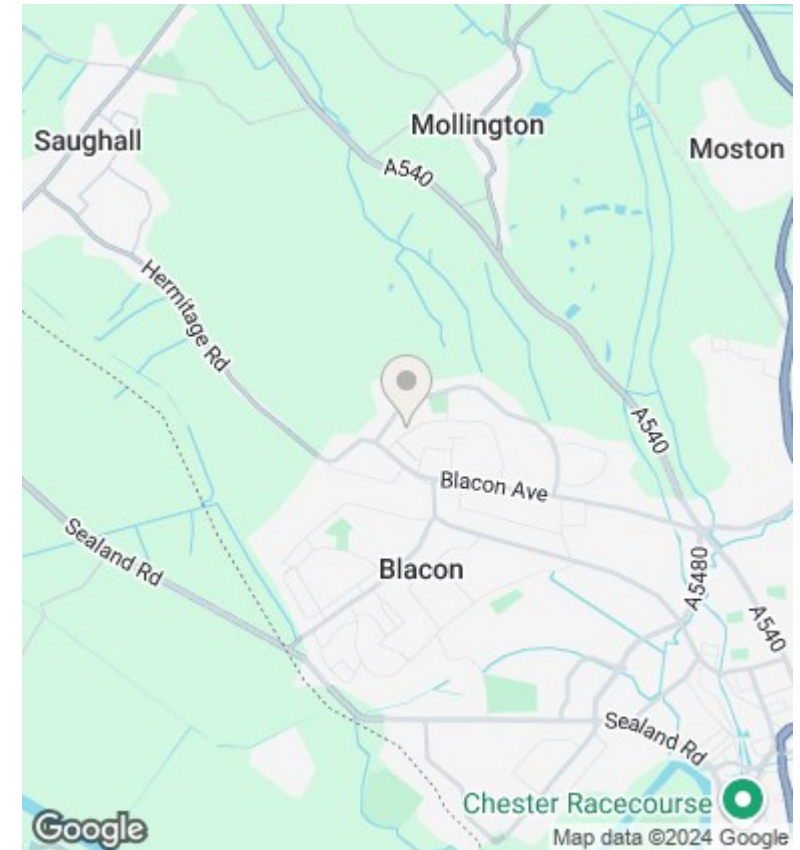


1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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

A

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