



## 6 Fowler Road, Blacon, Chester, Cheshire, CH1 5PT

**Asking Price £230,000**

- Newly Refurbished
- Three Good Sized Bedrooms
- New Heating System & Re-wire
- Off Road Parking
- New Kitchen & Bathroom
- Please Call 01244 380 380 To View

# 6 Fowler Road, Chester CH1 5PT

PDA Estate Agents are delighted to be able to offer for sale a spacious and newly refurbished semi detached family home that can be found in this popular residential area. Benefiting from a full rewire and new gas combi boiler.

Fowler Road is located just off Western Avenue Blacon, ideally placed for local schools, shops and transport amenities. Nearby motorway links are also close by, ideal for the commuter who is looking to travel further afield.

Boasting real kerb appeal, the main accommodation is arranged over two floors only and features spacious and well appointed rooms, each one tastefully and neutrally decorated and is therefore offered for sale in ready to move into condition.

The ground floor comprises of a porch, entrance hall, through lounge, newly fitted kitchen with versatile dining/living area. There is also a utility room leading into the garage with a WC and plumbing for appliances.

At the first floor level, you will find three good sized bedrooms and a newly fitted bathroom. From bedroom one there is a ladder into the loft room with Velux windows.

Externally there is also a good sized rear garden and an attached windowed garage/workshop. To the front is ample off road parking.



Council Tax Band: A



### Porch

3'5" x 8'0"

UPVC Door from front driveway.

### Entrance Hall

10'2" x 9'3"

From porch into entrance hall with stairs and internal lounge door.

### Lounge

21'3" x 10'10"

Open plan kitchen lounge/diner. UPVC double glazed window to front and rear with double doors into conservatory.

### Kitchen

10'4" x 10'6"

A range of new wall and base units with matching worktops. Space for appliances and integrated hob and oven. UPVC windows to rear garden with double glazed door into utility/WC area.

### Conservatory

Double glazed conservatory off the lounge with double doors into garden.

### Utility Room

Utility space off kitchen with a WC and space for washer/dryer. External doors to front, rear and garage.

### Bedroom One

10'9" x 12'1"

UPVC double glazed window into front garden. Loft ladders into loft room with Velux windows ideal for storage/office space.

### Bedroom Two

13'5" x 8'3"

UPVC double glazed window into rear garden with wall mounted radiator and storage cupboard.

### Bedroom Three

9'5" x 7'7"

UPVC double glazed window into front garden. Wall mounted radiator and internal storage cupboard.

### Bathroom

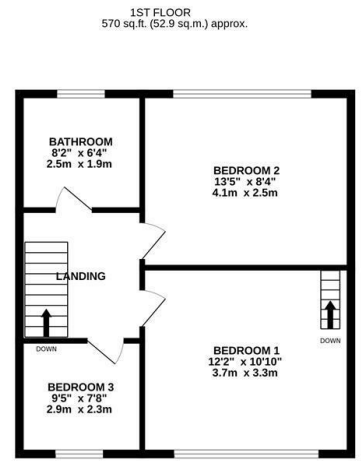
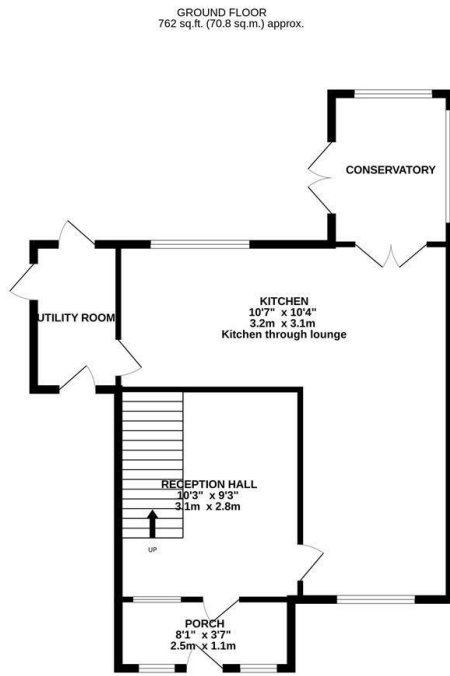
6'3" x 8'1"

A newly fitted three piece bathroom suite with overhead mains powered shower. UPVC glazed window into rear garden and wall mounted radiator.

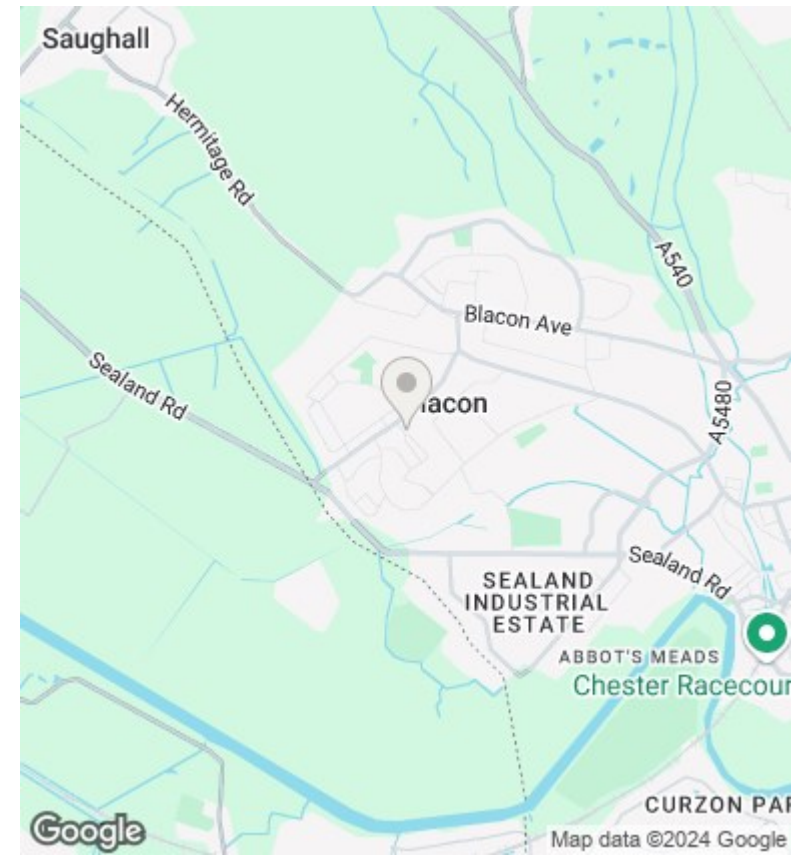
### Front & Garden

To the front of the property is space for a number of vehicles and access to the garage/workshop . To the rear is a secured lawned garden with mature hedges and shrubs.





TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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

The property is located just off Western Avenue in Blacon, Chester. The postcode for navigation is CH1 5PT.

## 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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	