



## 43 Brentwood Road, Blacon, Chester, Cheshire, CH1 5DU

**Offers Over £180,000**

- No Onward Chain
- Good Sized Kitchen/Diner
- Outbuildings
- Please Call 01244 380 380 To View
- Semi-Detached House
- Large Fully Enclosed South Facing Rear Garden
- Ideal for FTB & BTL
- Three Bedrooms
- Front & Rear Garden
- Council Tax Band A

# 43 Brentwood Road, Chester CH1 5DU

This charming semi-detached property is perfect for first-time buyers or families seeking comfort and convenience. A well-presented and spacious, three-bedroom property offered for sale with no onward chain. This property benefits from a new boiler, cavity wall insulation, new facias, soffits and windows throughout.

The ground floor is bright with windows on all aspects, featuring a spacious lounge and a large open plan kitchen/dinner with patio doors to the garden. Upstairs, you'll find a landing branching off to three bedrooms and a family bathroom. Due to the layout of the master bedroom, it provides future opportunity and potential to expand into the attic space, examples can be seen on neighbouring properties.

Outdoors carries on with the spacious theme, encompassing a south facing garden to the rear, with a black slate patio and outbuildings containing toilet & electric facilities. The front provides off road parking for up to 3 cars and includes a charming side garden.



Council Tax Band: A



### Lounge/ Sitting Room

16'8" x 11'4"

UPVC Windows to front and side garden. 2 wall mounted radiators and chimney breast

### Kitchen/Diner

17'0" x 16'8"

A range of wall and base units with work tops, integrated over hob, laminate flooring, large vertical radiator. Double glazed windows to the front drive and rear garden, double UPVC French back doors.

### Bedroom One

16'3" x 10'8"

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

### Bedroom Two

12'2" x 8'0"

UPVC Double glazed window to front with wall mounted radiator.

### Bedroom Three

8'2" x 8'0"

UPVC double glazed window to side garden with wall mounted radiator.

### Bathroom

10'2" x 5'5"

Three piece bathroom suite with shower over bath, boiler, heated towel rail and UPVC double glazed window to the rear garden.

### Landing

Carpeted throughout, loft hatch, access into all three bedrooms and the shower room. Storage cupboard containing hot water cylinder.

### External

Externally there is an outbuilding with a WC and storage. Front and rear garden and a driveway for a number of vehicles.

## Directions

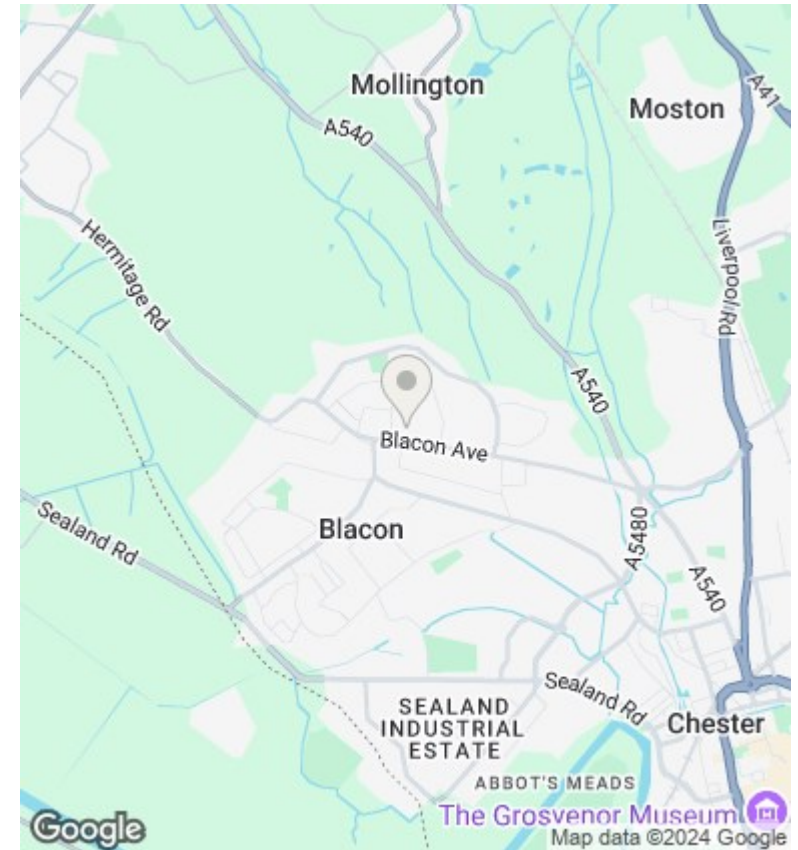
For navigation please use the postcode CH1 5DU.

## 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 