



For Sale

£275,000



- Mature Bay Fronted Terraced Home
- Three Double Bedrooms
- Most Attractive Looking Residence
- Spacious Living Throughout
- Gas Central Heating

- Fitted Kitchen
- Two Reception Areas
- Fitted Bathroom
- Large Garden
- Double Glazing

**Gladstone Avenue
Chester, CH1 4JX**

Property Description

A most attractive and deceptively spacious bay fronted three-bedroom mature terraced home where only an internal inspection can appreciate this particularly well-presented residence. The property offers the full benefits of gas fired central heating, double glazing, two generous sized reception areas with large kitchen comprising of an extensive range of eye level and base fitted units, generous sized bedrooms, fitted white bathroom suite to the first floor, larger than average garden to the rear which is fully enclosed. **AN EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT, FIRST TO VIEW WILL BUY, NO ONWARD CHAIN INVOLVED.**

Location

Occupying a convenient and established location being very close to the historical City of Chester hosting a wide range of shops, restaurants, public houses/wine bars, etc, Greyhound and Chester Retail Park is within a stone's throw away from the property but also an ideal position for the busy commuter looking for easy access to all the major Towns and Cities including Liverpool, Warrington, Wrexham, North Wales.



Entrance Hall

Entrance accessed via storm porch with tiled step, composite entrance door leading into the entrance hallway, central heating radiator, stairs to the first floor.

Lounge/sitting Room Area: 27.95' x 10.89' (8.52m x 3.32m)

Measured maximum into bay and maximum into width, double glazed bay window the front elevation, double glazed window to the rear elevation, gas style log burner set on stone hearth to the sitting room area, two central heating radiators, coving to ceiling, under stairs storage cupboard.

Kitchen: 23.43' x 8.73' (7.14m x 2.66m)

Measured maximum into width and length. Fitted kitchen comprising of an extensive range of eye level and base fitted units with laminate effect complimentary worktops incorporating one and a half bowl stainless steel drainer sink unit with mixer tap, built in oven and hob with extractor hood above, breakfast bar, integrated washing machine, part tiled to walls, central heating radiator, upvc door leading out to the garden, two double glazed windows to the side elevation.

Landing

Access to loft.

Bedroom 1: 13.48' x 12.24' (4.11m x 3.73m)

Measured into recess, double glazed window to the front elevation, central heating radiator.

Bedroom 2: 12.99' x 8.07' (3.96m x 2.46m)

Double glazed window to the rear elevation, central heating radiator, fitted wardrobes with louvered doors with one housing Worcester central heating boiler.

Bedroom 3: 9.84' x 8.63' (3m x 2.63m)

Double glazed window to the rear elevation, central heating radiator, dado rail.

Bathroom

Fitted bathroom comprising of panelled bath with telephone style shower attachment, pedestal wash hand basin, low level w.c, central heating radiator, double glazed window to the side elevation, eye ball lighting, fully tiling to walls.

Externally

To the front of the property there is a small flagged section screened by wrought iron fencing with wrought iron gate for access. To the rear the garden is of a very generous size for a property of this type and is fully enclosed by timber fencing and stone wall comprising of lawn, flagged patio, an abundance of flowers and shrubs and to the bottom of the garden there is a timber gate leading to shared pathway for refuge.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Thinking of Selling

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Ashton & Grosvenor give notice to anyone reading these particulars that:
 (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole