



53 Kent Road

Chester, CH2 1PY

Open To Offers £210,000



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Property Description

Reid and Roberts Estate & Letting Agents are pleased to present this charming two-bedroom semi-detached home, that offers generous living located just on the outskirts of Chester city centre. Offered with no onward chain, this well-presented property is ideal for first-time buyers or investors.

The property briefly comprises of an inviting entrance hallway, leading to a bright open-plan lounge and dining area with stylish wooden flooring, chimney breast with alcove, and patio doors opening onto the rear garden. The modern kitchen boasts sleek fitted units and integrated appliances. To the first floor, there are two generously sized bedrooms, with the master benefiting from fitted wardrobes and ample natural light. The second double bedroom overlooks the rear garden, offering a peaceful retreat. A well-appointed family bathroom completes the accommodation, featuring a contemporary three-piece suite with a bath and shower attachment.

Externally, the property benefits from excellent outdoor space, with both front and rear gardens of impressive size. The front garden provides a welcoming approach, while the generous rear garden offers plenty of space for outdoor seating, entertaining, or potential landscaping opportunities.

Situated just outside Chester city centre, this home enjoys excellent access to a wide range of local amenities, including shops, cafes, and restaurants. The area is well-connected by public transport and major road links, making commuting effortless. Additionally, nearby green spaces and the scenic River Dee provide the perfect setting for leisurely walks.

Accommodation Comprises

The property is approached via a paved pathway leading up to the front entrance.

Upvc door with frosted glass inset leads into:

Entrance Hallway

As you step through the UPVC door with a frosted insert, you are welcomed into a bright and inviting entrance hallway. The space features wood-effect laminate flooring, a double panel radiator, a ceiling light point, and a smoke alarm, ensuring both style and practicality.

Lounge and Dining Area

The open-plan lounge and dining area create a spacious and airy feel, perfect for both relaxation and entertaining. The wooden flooring continues throughout, adding warmth and cohesion to the space. A large UPVC double-glazed window with a top opener allows natural

light to flood the room, with a double panel radiator set beneath for comfort. The focal point of the lounge is the chimney breast, which has been blocked out but features an inset ideal for decorative touches. Moving into the dining area, patio doors open onto the rear garden, seamlessly blending indoor and outdoor living. A ceiling light point and a second double panel radiator complete the space.

Kitchen

The stylish kitchen is finished to a high standard, featuring sleek fitted wall and base units, complemented by granite-effect worktops. The tiled flooring enhances the contemporary feel, while integrated appliances include a fridge, freezer, and dishwasher for convenience. A four-ring Beko induction hob sits beneath a stainless steel Hotpoint extractor fan, with a Bosch electric oven fitted below. A stainless steel sink unit with a mixer tap and matching drainer sits beneath a UPVC double-glazed window, providing a pleasant outlook. Additional storage houses the washing machine, and a separate wash basin with taps over adds extra functionality. The boiler, a Vaillant combi, is neatly concealed within a cupboard.

Stairs Rise to

First Floor Accommodation

Landing

The landing provides access to the loft and benefits from a UPVC double-glazed window to the side elevation, bringing in additional natural light. A ceiling light point ensures the space is well-lit.

Bedroom One

The master bedroom is a spacious and well-appointed retreat, featuring fitted wardrobes with mirrored sliding doors, inset shelving, and hanging rails, providing ample storage. An additional set of integrated wooden wardrobes further enhances the space. Two UPVC double-glazed windows to the front elevation allow for plenty of natural light, while a double panel radiator ensures comfort. A ceiling light point completes the room.

Bedroom Two

The second bedroom is another generous double, offering a peaceful view of the rear garden. A UPVC double-glazed window to the rear elevation brightens the space, complemented by a double panel radiator and a ceiling light point, making it a comfortable and inviting room.

Bathroom

The family bathroom is a well-appointed three-piece suite, featuring a panelled bath with mixer taps and a handheld shower attachment, complete with a shower curtain. A sleek washbasin with a mixer tap and a low-flush WC add to the modern convenience of the space. The bathroom is finished with splashback tiling and vinyl flooring for easy

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maintenance. A frosted UPVC double-glazed window with a top opener allows for natural light while maintaining privacy. Additional features include a heated chrome towel rail, a ceiling light point, and a mirrored storage cupboard—perfect for everyday essentials.

Garden

The rear garden is mainly laid to lawn, offering a generous outdoor space perfect for relaxation or family activities. To the rear, a decking area provides an ideal sun trap, making it the perfect spot for outdoor seating or entertaining. A wooden shed offers convenient storage for garden tools and equipment. The garden is fully enclosed by wooden fence panels, ensuring privacy and security, while a side gate provides easy access to the front garden.

EPC Rating - TBC

Council Tax Band - A

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

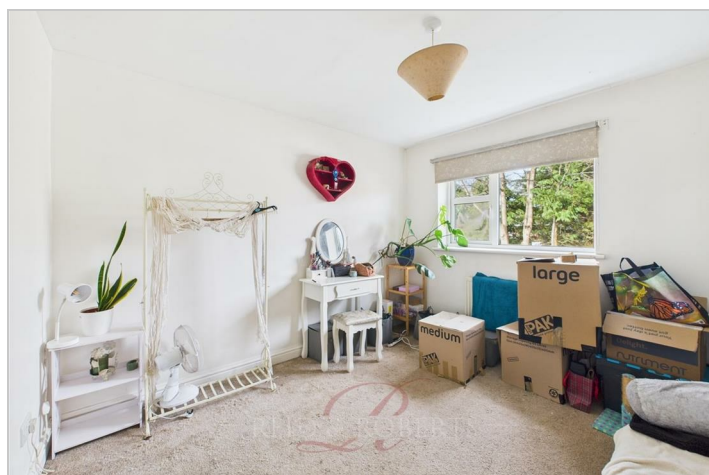
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

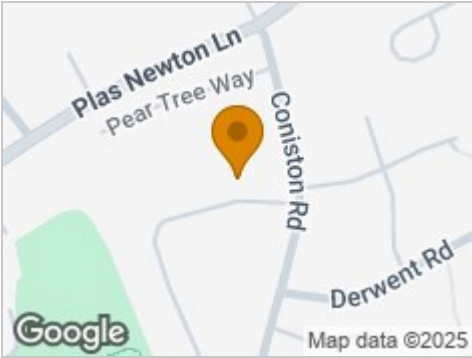
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



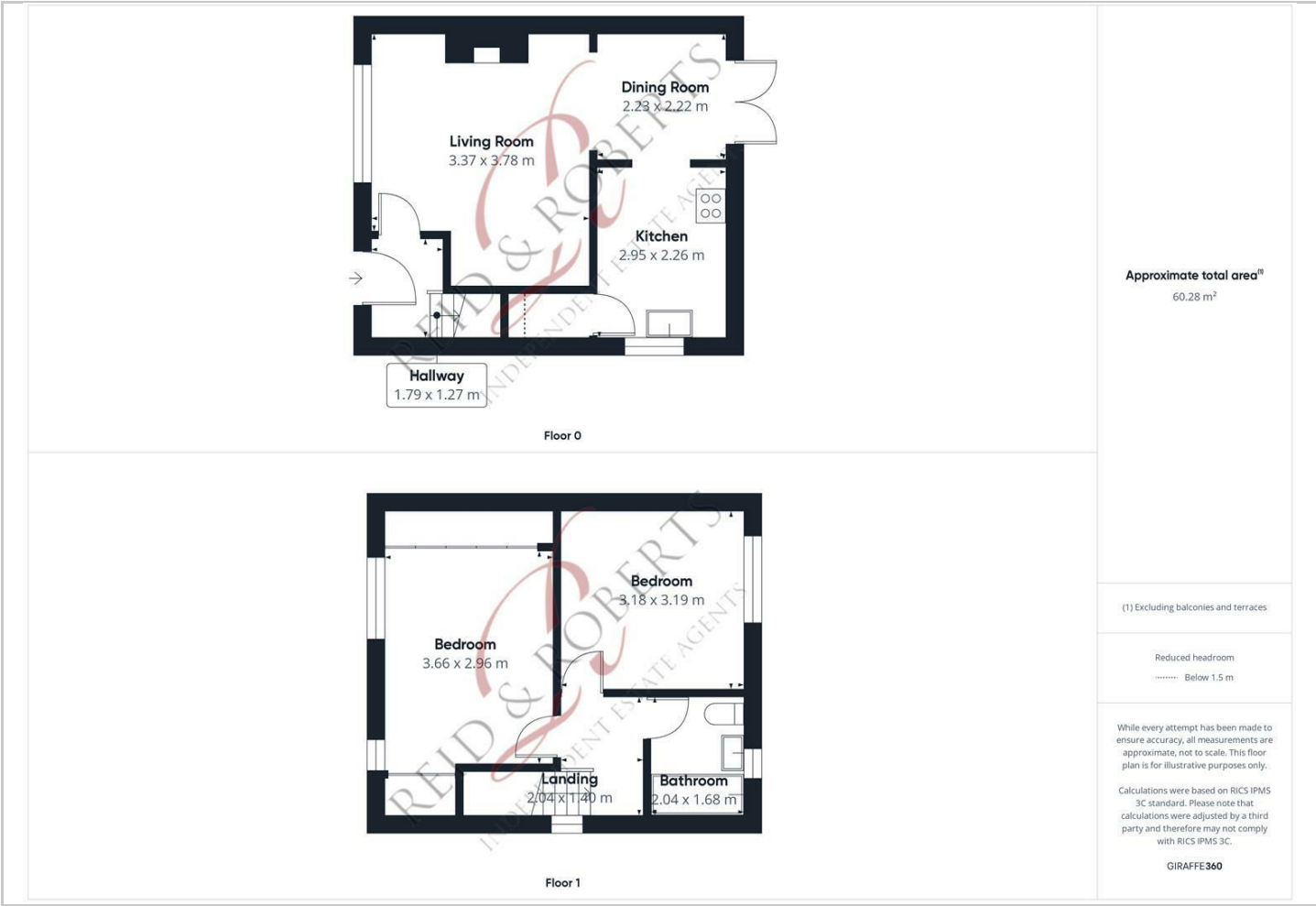
Hybrid Map



Terrain Map



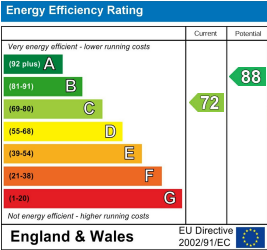
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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