

Town & Country

Estate & Letting Agents

Highfield Road, Chester

£350,000



Welcome to this impressive detached house located on Highfield Road in the charming village of Blacon, Chester. This property is perfectly positioned, providing convenient access to Chester City Centre, local motorway networks, and the Greyhound Retail Park.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

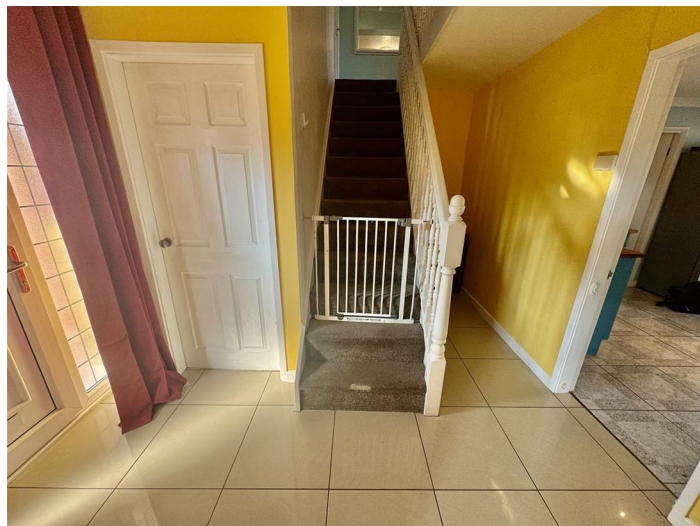
DESCRIPTION

Nestled in the heart of a highly sought-after village, this substantial detached property offers easy access to Chester City Centre, local motorway networks, and the Greyhound Retail Park. Boasting light and spacious accommodation throughout, the property benefits from UPVC double glazing and gas central heating. Internally, the home comprises an entrance hall, cloakroom WC, a spacious kitchen/breakfast room with a conservatory off, a generously sized dining room and living room, and a first-floor landing offering access to a large principal bedroom, three further double bedrooms, a separate WC, and a modern four-piece bathroom suite. Externally, the front of the property features ample off-road parking and a double garage, while the rear garden is low-maintenance with artificial lawn, brick block pathways, and patio areas, all enclosed by timber fencing.



LOCATION

This location offers excellent convenience for access to Chester city centre and the inner ring road, which connects to the M53 and M56 motorway networks. The nearby A548 also provides easy access to Queensferry and Deeside. The property is just a short walk from a regular bus service to the city centre and is surrounded by a variety of quality local amenities such as the Greyhound Retail Park offering a great selection of shops, while major supermarkets such as Asda, Tesco, and Aldi, are also within easy reach.



ENTRANCE HALL

11'5 x 9'7

The property is accessed through a stunning stained glass, double-glazed UPVC door, leading into the entrance hall with porcelain tile flooring, a radiator, and stairs rising to the first-floor accommodation. The hallway features a banister with spindle balustrades and doors leading into the kitchen, dining room, and cloakroom WC.



CLOACKROOM WC

5'9 x 2'9

Equipped with a dual-flush low-level WC and a wash hand basin with a mixer tap, this cloakroom features partially tiled walls and an opaque window facing the front elevation.



KITCHEN

21'2 x 11'0

The spacious kitchen is fitted with a range of wall, base, and drawer units, complemented by an island with solid wood surfaces. The kitchen includes an inset resin single-drainer sink unit with a mixer tap, an electric oven with an extractor hood above, and space and plumbing for both a washing machine and dishwasher. A radiator, ceramic tile flooring, and access to the office, conservatory, and rear garden via a UPVC double-glazed door make this an ideal space for family life.



CONSERVATORY

9'3 x 6'8

Continuing the ceramic tile flooring from the kitchen, the conservatory is set within a UPVC double-glazed frame. It also includes a radiator and a door opening to the rear garden.



DINING ROOM

20'3 x 12'4

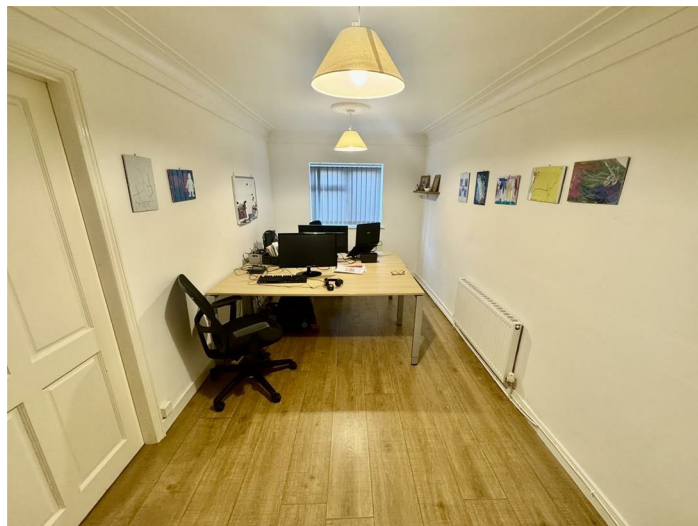
This generous dining room features marble-effect laminate flooring, a front-facing window with a radiator beneath, and patio doors that open to the rear garden. Glazed double doors lead into the living room, creating a seamless flow throughout the home.



LIVING ROOM

27'6 x 16'0

The expansive living room offers a dual-aspect layout with patio doors opening to the front garden, a window overlooking the rear garden, and three single-glazed circular windows to the side elevation. Radiators are positioned throughout to ensure comfort.



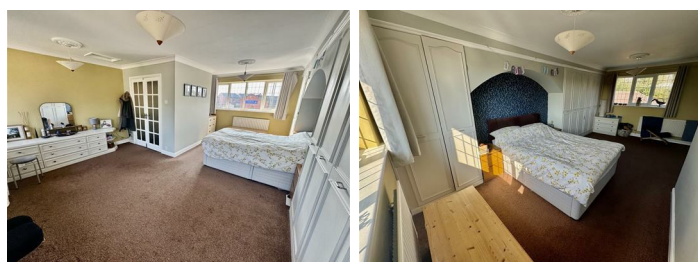
OFFICE

15'6 x 7'5

Ideal for remote work or study, this office is fitted with wood-grain effect laminate flooring, a radiator and an internal door leading to the garage.

FIRST FLOOR LANDING

The first-floor landing continues the banister and spindle balustrades from the entrance hall and provides access to the loft, a built-in storage cupboard, and double doors leading into the principal bedroom. Further doors lead to three additional double bedrooms, a four-piece bathroom suite, and a separate WC.



PRINCIPAL BEDROOM

19'7 x 15'8

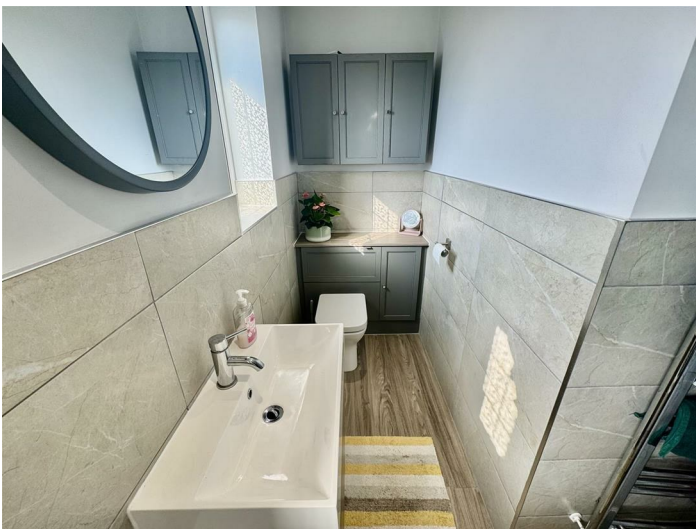
This generously sized L-shaped double aspect bedroom includes windows facing both the front and rear elevations, two radiators, and built-in wardrobes and drawers for ample storage.



SEPARATE WC

3'8 x 3'5

Fitted with a dual-flush low-level WC and a corner wash hand basin with a mixer tap, this WC also features partially tiled walls and an opaque window facing the front elevation.



BATHROOM

11'3 x 6'0

A modern four-piece suite featuring a wood-grain effect vanity unit with an integrated low-level WC, a matching cabinet above, a vanity wash basin with a mixer tap, a panel bath with a central mixer tap and handheld shower extension, and a corner shower unit with electric shower. The flooring is wood-grain effect laminate, partially tiled walls, and a heated towel rail. Two opaque windows provide natural light, and recessed downlights and an extractor fan are set in the ceiling.



BEDROOM TWO

10'6 x 11'6

This spacious bedroom includes a built-in double-door wardrobe and a rear-facing window with a radiator below.



BEDROOM THREE

10'5 x 9'8

Ideal for use as a guest room or children's room, this bedroom offers a recessed space perfect for a wardrobe, along with a window to the rear elevation and a radiator beneath.



BEDROOM FOUR

10'4 x 8'9

This room features a front-facing window with a radiator below, perfect for a variety of uses



GARAGE

15'4 x 15'0

Accessed from the front through an electric four-piece open-over door, the garage is equipped with power and light. It also includes an opaque window to the side elevation and a wall-mounted Viessmann boiler.



EXTERNALLY

The rear garden is designed for low maintenance with artificial lawn, brick block pathways, and patio areas. It is enclosed predominantly by timber fence panelling, with outdoor lighting, power, and water supply.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band D

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

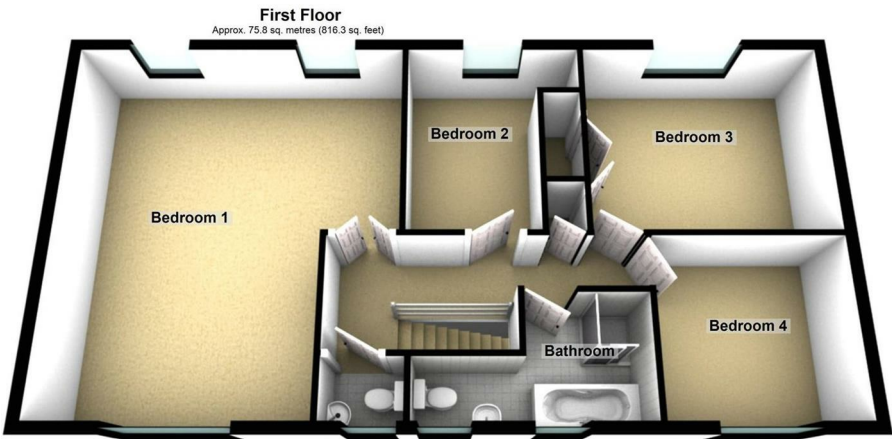
MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 217.2 sq. metres (2338.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC