

Town & Country

Estate & Letting Agents

Saughall Road, Blacon

£180,000



This delightful semi-detached house offers a perfect blend of comfort and convenience. Having two generously sized double bedrooms, a spacious living and dining room with the benefit of off-road parking, a garage and a southerly facing rear garden. Viewing is advised to appreciate this lovely home.

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DESCRIPTION

The property is an ideal purchase for small families, couples, or individuals seeking extra space. Upon entering, the property you are welcomed into a light and spacious living and dining room with French doors opening to the rear garden. An archway leads to the well-appointed kitchen. Stairs raise to the first-floor landing having two double bedrooms and a modern shower room off, complete with an oversized shower enclosure. Outside, the front of the property features a low-maintenance paved garden, the south-facing rear garden is an ideal space for entertaining. Additionally, the property boasts off-road parking and a garage, ensuring that you have ample space for vehicles and storage.



LOCATION

Saughall Road is an established and popular road within Blacon, the location is extremely convenient for Chester city centre and the inner ring road leading to the M53/M56 motorway networks, also close by is the A548 leading to Queensferry/Deeside. There is a regular bus service to Chester city centre and an array of nearby quality local amenities including the Greyhound Retail Park offering an range of shops including T.K.Max, Argos, The Range, Boots, B & M and a number of supermarkets including Asda, Tesco, Aldi and Lidl.

DIRECTIONS

Proceed out of Chester along the A540 Parkgate Road turning left onto Cheyney Road. Continue through the next two junctions until the road becomes Saughall Road. Upon entering Blacon, proceed forward, passing the entrance to St. Chads Road on the left-hand side, continue further along Saughall Road where the property will be located via our Town & Country for sale board.



LIVING/DINING ROOM

21'4 x 11'6

An opaque, leaded, double-glazed composite door opens into a spacious living/dining room with wood grain effect laminate flooring, two radiators, and stairs rising to the first-floor accommodation. An open throughway leads to the kitchen, and UPVC double-glazed French doors open into the rear garden.



KITCHEN

11'4 x 7'1

The kitchen is fitted with a range of light wood grain effect wall, base, and drawer units with ornamental handles. It includes housing for a Worcester gas combi boiler, work surface space with an integrated breakfast bar, and a one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker, a tall fridge-freezer, and space/plumbing for both a washing machine and a dishwasher. The floor is ceramic tiled, and a window faces the front elevation.

FIRST FLOOR LANDING

With access to the loft space via a retractable ladder. Doors open to both double bedrooms and the shower room.



BEDROOM ONE

11'10 x 9'6

Having two windows to the front elevation, a radiator, a deep built-in, over-stairs shelved storage cupboard, and two sets of fitted wardrobes.



BEDROOM TWO

11'6 x 8'2

With a window facing the rear elevation and a radiator below.



SHOWER ROOM

7'4 x 5'2

The Shower room is fitted with a modern three-piece white suite comprising an oversized shower enclosure with electric shower, a dual-flush low-level WC, and a vanity unit housing a wash basin with

mixer tap. The walls are partially tiled, there is a radiator, an opaque window to the side elevation, recessed ceiling downlights, and an extractor fan.



EXTERNALLY

The property has a paved, low-maintenance front garden with off-road driveway parking and a mature tree. The rear garden enjoys a predominantly southerly facing aspect, featuring a large paved patio area, sleeper-bordered planters, and a lawned section. It is enclosed by timber fence panels.



GARAGE

15'2 x 8'4

Accessed from the front via an electric roller door, the garage benefits from power and lighting, a UPVC double-glazed side access door, and a throughway leading to an aluminium storage unit measuring 9'4" x 8'4".

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: B £1,860.00

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.

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.

