

# Town & Country

Estate & Letting Agents

Long Lane, Saughall

£300,000



Nestled in the charming village of Saughall, Chester, this delightful semi-detached house on Long Lane offers a perfect blend of comfort and rural beauty.

Externally, the property is approached through a charming farmhouse gate, leading to ample gravel off-road parking

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## DESCRIPTION

Situated in a lovely village setting with rural views to the front, this beautifully maintained two-bedroom property sits on a generous plot. It benefits from gas central heating and UPVC double glazing. The internal accommodation briefly comprises an entrance hall, a spacious open-plan living room with lounge and seating areas, a kitchen/dining room, a cloakroom WC, and a first-floor landing providing access to two bedrooms and a modern three-piece shower room.

Externally, the property is approached via a farmhouse gate leading to ample gravel off-road parking and a turning area to the side and rear. The garden includes a small lawn with shrub borders to the front and a larger, well-established lawned garden to the rear with a variety of mature plants, shrubs, and trees, complemented by a summer house, timber shed, and garage.



## LOCATION

This property is situated within the village of Saughall which lies approximately 4 miles to the North West of Chester. Saughall provides a range of amenities including day-to-day shopping facilities, primary schooling, church, hairdressers, pharmacy, doctors surgery and public houses. A regular public transport service operates into Chester City centre and good road links facilitate daily travel to the surrounding areas of commerce and industry.

## ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, which opens into an entrance hall with a radiator and stairs rising to the first-floor accommodation. A door leads into the living room.



## LIVING ROOM

22'1 x 14'5

The living room is split into two areas: a front lounge

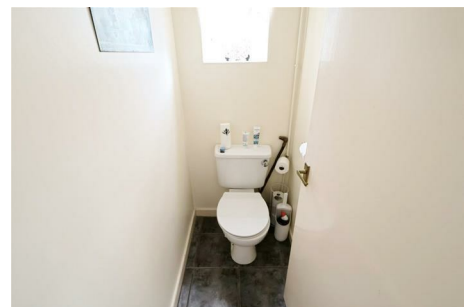
with a bow window to the front elevation and a radiator beneath, and a rear sitting area separated by a wall-mounted electric fire. The sitting area features two windows to the side elevation, a radiator, and an under-stairs storage cupboard.



## KITCHEN/DINING ROOM

16'4 x 14'6

The kitchen is fitted with a range of white, wood grain-effect wall, base, and drawer units, complemented by work surfaces housing a one-and-a-half bowl sink unit. A cupboard houses the Worcester gas combination boiler. Integrated appliances include an oven, hob, and extractor hood. The flooring is ceramic tile. There is a window and a UPVC double-glazed door to the side elevation, a radiator, and UPVC double-glazed French doors that open to the rear garden.



## CLOAKROOM WC

8'0 x 2'5

Fitted with a low-level WC and a corner wash hand basin, ceramic tiled flooring, an opaque window to the side elevation, and access to the loft via a retractable ladder.

## FIRST FLOOR LANDING

With a window to the side elevation and access to the loft. Doors lead to both bedrooms and the shower room.



## BEDROOM ONE

11'6 x 9'0

Fitted with a range of wardrobes featuring triple sliding mirrored doors and an additional built-in cupboard/wardrobe over the stairs. A window faces the front elevation with a radiator below.





## BEDROOM TWO

10'6 x 7'6

This bedroom has a window to the rear elevation, a radiator, and L-shaped fitted triple-door wardrobes with sliding mirrored doors.



## SHOWER ROOM

6'6 x 7'4

Installed with a modern white three-piece suite, including an oversized shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC, and a vanity unit housing a wash basin with a mixer tap. The walls are partially tiled, the floor is finished in ceramic tile, and a chrome heated towel rail and opaque window to the rear elevation complete the space.

## GARAGE

19'8 x 10'9

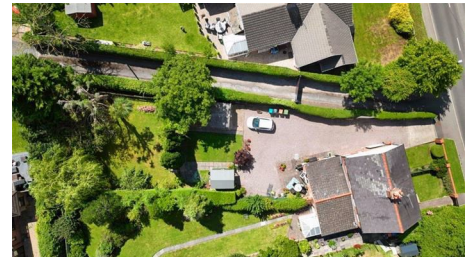
A pre-fabricated garage fitted with power and light, an up-and-over door to the front, and a pedestrian side access door.



## EXTERNALLY

The property is accessed through a farmhouse gate, opening onto a lawned garden with shrubbed borders and a brick wall boundary. To the right-hand side, there

is ample gravel off-road parking. At the front of the main entrance door is a canopy porch with a courtesy light. The rear garden offers additional off-road parking and a turning area, as well as outdoor lighting and a water supply. A paved patio area leads to a beautifully established, generously sized garden, which is mainly laid to lawn and features a variety of mature plants, shrubs, and trees. Additional external features include a summer house, a timber shed, and a garage.



## SERVICES TO PROPERTY

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

Tenure:

Council Tax: C £2126

## 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.

