

Town & Country

Estate & Letting Agents

Saxon Way, Blacon

Offers In Excess Of £200,000



A modern three-bedroom semi-detached house, located within Saxon Way, Blacon, benefitting from gas central heating and UPVC double glazing. Offering adaptable accommodation with two reception rooms, a contemporary kitchen and bathroom, Having the advantage of gardens, off road parking and a garage. Viewing is essential to appreciate this lovely home.

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DESCRIPTION

This modern semi-detached house on Saxon Way offers a delightful blend of comfort and contemporary living. Making the property an ideal purchase for first time buyers or families seeking extra space. Having been extended in the past, the adaptable accommodation comprises an entrance porch, reception hall, a contemporary kitchen, a dining room and living room. The first-floor landing provides access to all three bedrooms and a modern three-piece bathroom. Externally, the front of the property features a driveway leading to a single garage, alongside a lawned and shrubbed garden. To the rear, there is an enclosed garden with a paved patio area and predominantly lawned and planted sections.



LOCATION

Situated in the popular Blacon area, the property lies approximately 2 miles from Chester city centre and offers a range of local amenities within easy reach. Nearby are convenience stores, supermarkets, and everyday services, making it ideal for day-to-day living. The area is well served by local schools, including Highfield Community Primary and The Arches Primary, along with Blacon High School. Regular bus services provide quick access into Chester city centre (around 10–15 minutes), while Bache train station is just a short drive away, offering wider rail connections. Excellent road links via the A548 and A483 give easy access to the M53 and M56 motorway networks, ideal for commuting to Liverpool, Manchester, and North Wales.

DIRECTIONS

From the Chester branch, head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street, At the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate Street/A5116. Continue straight onto Parkgate Road/A540. At Parkgate Road Roundabout, take the 2nd exit onto Blacon Ave Go through one roundabout. At the roundabout, take the 2nd exit onto Shelley Road, At the roundabout, take the 1st exit and stay on Shelley Road. Continue onto Saxon Way the property will be located on the right hand side.

PORCH

5'5 x 5'5

The property is entered through a UPVC leaded double-glazed front door, opening onto quarry-tiled flooring, with a window to the side elevation and UPVC double-glazed French doors leading into the reception hall.

RECEPTION ROOM

11'6 x 5'7

With wood grain effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation with a storage cupboard below. A door leads through to the kitchen.



KITCHEN

15'3 x 10'8

The kitchen is fitted with a range of white wall, base, and drawer units, complemented by black handles and work surfaces. It incorporates a stainless steel single-bowl sink unit with mixer tap and tiled splashback. There is space and plumbing for a washing machine, a built-in double oven, hob, and extractor hood, a radiator, a built-in shelved cupboard, and a wall-mounted Worcester gas combination boiler. A window faces the rear elevation, with a door leading to the garage and a UPVC double-glazed door opening to the rear garden.



DINING ROOM

9'6 x 10'6

With wood grain effect laminate flooring, a radiator, and patio doors opening to the rear garden and patio area. An open archway leads to the living room.



LIVING ROOM

12'6 x 10'2

Featuring a continuation of the wood grain laminate flooring from the dining room, a window facing the front elevation with a radiator below, and a brick feature fireplace housing a cast-iron log burner (not currently connected).

FIRST FLOOR LANDING

With a window to the front elevation, access hatch to the loft, and doors leading to all three bedrooms and the bathroom.



BATHROOM

7'2 x 6'5

Fitted with a modern white suite comprising a panelled bath with mixer tap and dual-head thermostatic shower above. A vanity unit houses a dual-flush low-level WC and wash hand basin with mixer tap. The floor is finished with grey wood grain effect laminate, while the walls are fully tiled. Additional features include a heated towel rail, recessed ceiling downlights, and an opaque window to the rear elevation.



BEDROOM ONE

12'7 x 9'2

With a built-in shelved storage cupboard, fitted wardrobes with overhead storage, and a window facing the front elevation with a radiator below.



BEDROOM TWO

9'9 x 9'2

Featuring fitted wardrobes with sliding mirrored doors and a window to the rear elevation with a radiator below.



BEDROOM THREE

10'0" x 6'1"

With a built-in over-stairs storage cupboard used as a wardrobe, a radiator, and a window facing the front elevation



EXTERNALLY

To the front of the property, double iron gates open onto off-road parking, which leads alongside a lawned and shrubbed garden to the front door and provides access to the garage. The rear garden is predominantly lawned with shrubbed borders, a paved patio area, and an external water supply.

GARAGE

19'1" x 7'8"

Accessed via an up-and-over door from the front driveway. The garage includes a UPVC double-glazed window to the side elevation and is fitted with power and lighting.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted.

Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

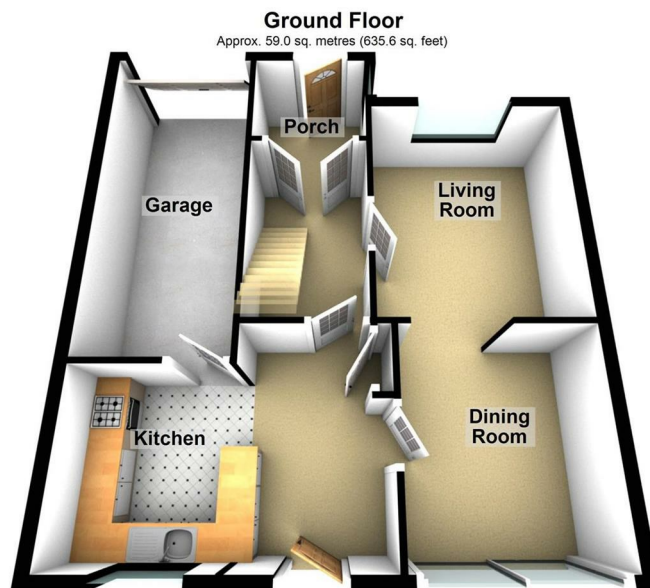
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

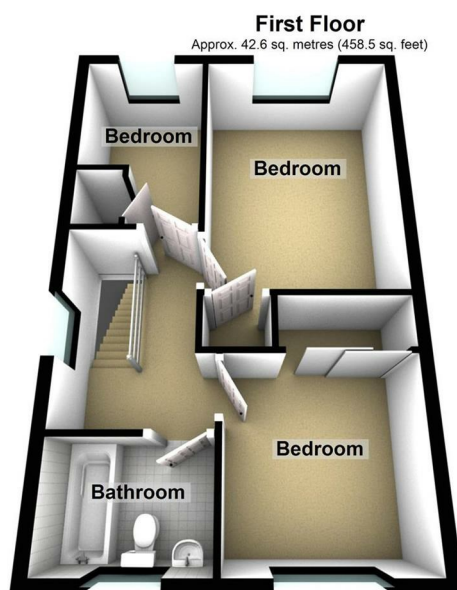
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

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.