

Town & Country

Estate & Letting Agents

Church Road, Saughall

Asking Price £369,950



A deceptively spacious, detached property located within the popular village of Saughall. Offering adaptable accommodation, this well-presented home is ideal for families, providing generous living space and a versatile layout to suit a range of needs. The property benefits from gas central heating, double glazing, a separate W.C., fitted kitchen, utility room, bathroom and shower room, conservatory, parking, a garage currently utilised as a home study, and a low-maintenance garden. Spacious enough for comfortable family living while also appealing to those seeking single-storey accommodation, this lovely home must be viewed to be fully appreciated. Viewing is highly recommended.

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DESCRIPTION

Nestled in the charming village of Saughall, this modern detached property offers a delightful blend of comfort and versatility. The adaptable accommodation offers potential buyers the opportunity to re configure the current layout to adapt to their own desire. Part of the accommodation could provide a fourth bedroom (currently utilised as the dining room), or could be partitioned to incorporate a granny flat or independent living.

Currently the property has three well-proportioned bedrooms and offers a perfect opportunity for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, while the conservatory invites an abundance of natural light, creating a warm and inviting atmosphere.

The property boasts two bathrooms, ensuring convenience for all residents and guests. The low maintenance garden, complete with a patio area, is ideal for enjoying the outdoors without the burden of extensive upkeep. This outdoor space is perfect for al fresco dining or simply unwinding in the fresh air.

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, public houses. In addition to this there is a village Hall (The Vernon Institute) - which is the hub of the village; hosting multiple clubs, activities and events, a children's playground and easy access to the Chester Millennium Greenway - which offers a flat, scenic route for both cyclists and walkers. 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.

DIRECTIONS

From our Chester branch, head south on Lower Bridge St 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 3rd exit onto Abbots Mead/Parkgate Road/A540, Continue to follow Parkgate Road/A540. Turn left onto Long Lane. Continue onto Church Road, the property will be located on the left hand side.

PORCH

6'6 x 3'6

The porch is entered via a UPVC double glazed front door, having a full-length window facing the front elevation. A ceramic tile floor, an opaque glazed door opening to the reception hall and a second door opening to the dining room.



RECEPTION HALL

14'2 x 6'7

An inviting entrance hall with a cloaks/storage cupboard, a radiator, doors leading to the bedrooms, the bathroom and separate WC.



BEDROOM ONE

12'4 x 9'7

Having a window facing the front elevation, a radiator and a built-in double wardrobe



BEDROOM TWO

12'1 x 9'4

With a window facing the front elevation and a radiator.



BEDROOM THREE

12'4 x 7'4

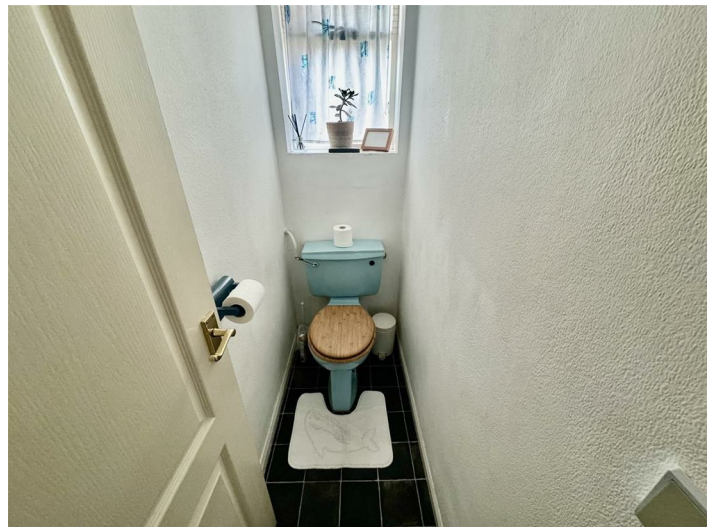
Having a single glazed window to the porch, a built-in shelved cupboard and wardrobe.



BATHROOM

5'8 x 4'8

The bathroom is installed with a panelled bath and pedestal wash hand basin, partially tiled walls, and a single high-level opaque glazed window to the side elevation. A radiator, alongside is a separate WC, with a single glazed opaque window to the side elevation.



SEPARATE W.C.



LIVING ROOM

20'0 x 10'5

Having two radiators, a door off to the kitchen/breakfast room and UPVC double glazed French doors opening to the conservatory.



CONSERVATORY

19'3 x 9'7

Constructed of a low brick wall with ceramic tiled floor, a radiator and UPVC double glazed frame with French doors opening to the garden. In the corner of the conservatory is a bar with fitted shelving and optics.



KITCHEN/BREAKFAST ROOM

15'7 x 14'4 max

An L shaped room fitted with a range of wall base and drawer units. The work surface houses a stainless-steel single drainer, one and a half bowl sink unit with mixer tap, and tiled splashback. Integrated appliances included double oven, a hob and there is space and plumbing for a washing machine/dishwasher. A built-in cupboard houses the floor standing Ideal Mexico gas boiler. A door off leads to the study, there is a glazed door to the rear hall also having access to the loft space which is 50% boarded and has a retractable ladder.





STUDY

7'7 x 8'7

A versatile room with a window facing into the conservatory.

REAR HALL

Providing access to the loft space, having a glazed door opening to the utility room and further doors opening to the shower and dining room.



UTILITY ROOM

8'4 x 5'5

The Utility room is fitted with a range of blue wood grain wall base and drawer units. Having a work surface space housing a stainless steel single drainer sink unit with mixer tap, tiled splashback. There is space and plumbing for a washing machine and dryer, a window faces the rear elevation and a double glazed door opens to the rear garden.



DINING ROOM

14'8 x 8'6

Having a radiator. With natural light flowing from the front elevation window. Additional light is offered via the two timber framed secondary glazed circular windows to the side elevation



SHOWER ROOM

The modern shower room is installed with a three piece suite comprising a low level w.c., wash hand basin, a corner shower enclosure along with fully tiled walls. A chrome heated towel rail and an opaque window to the side elevation.



EXTERNALLY

The property is entered through double iron gates alongside a low brick wall with iron railings. The front garden is predominantly laid to lawn along with shrubbed and planted borders. There is ample driveway parking and turning space running alongside the property. There is a carport, garage and gated side access to the rear garden. The rear garden has a paved patio area along with a predominantly lawned garden having a pond in the corner, a timber shed along with an aluminium shed (12'4" x 8'10") and side access to the garage and an outside water supply.



GARAGE

15'3 x 8'6

The garage is currently utilised as a home study, having power

and light and a window facing the side elevation. There is an up and over door to the front, should you require to convert this area back to a Garage facility.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band E £2783

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.

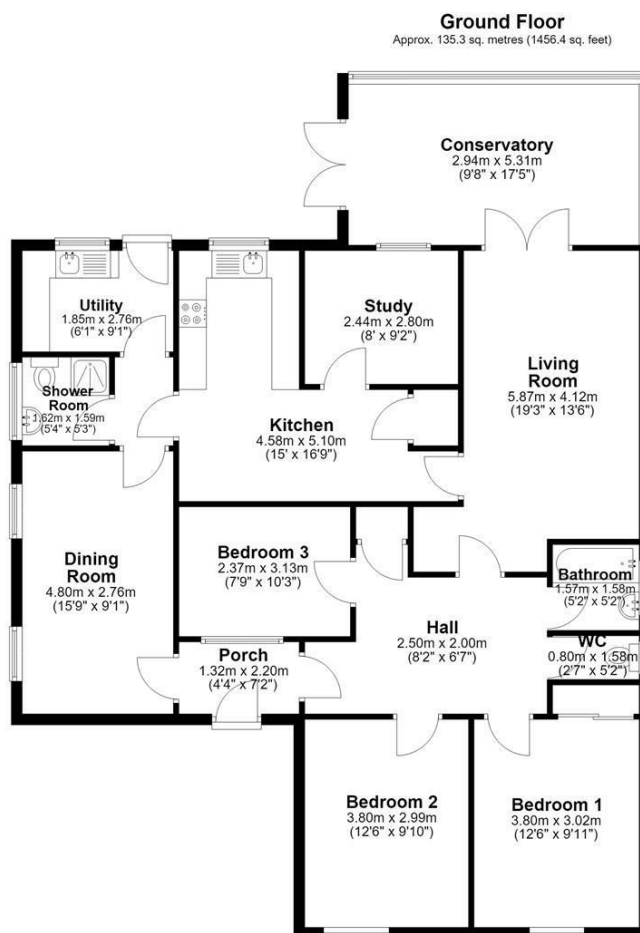
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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. 135.3 sq. metres (1456.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
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.