

Town & Country

Estate & Letting Agents

Green Howards Road, Saughton

£615,000



Nestled in the highly sought-after of Saughton, this spacious four-bedroom, detached family home offers a perfect blend of comfort and contemporary living. Well-presented throughout, this home is perfectly suited for family living, offering both space and style in a desirable location. Do not miss the opportunity to make this wonderful property your own.

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DESCRIPTION

A spacious and well-presented four-bedroom detached family home located within a popular modern development, offering easy access to the city centre and local amenities. The property features a welcoming entrance hall with cloakroom, a generous dual-aspect living room with French doors to the garden, and a separate sitting room opening into a stylish kitchen/dining area with integrated appliances. Upstairs, there are four bedrooms, including a principal bedroom and second bedroom both benefiting from ensuite shower rooms, along with a modern family bathroom. Externally, the home offers driveway parking, a large tandem garage, and an enclosed rear garden mainly laid to lawn with a patio area—ideal for outdoor entertaining.



LOCATION

a sought-after village just to the south-east of Chester. The location offers a great balance of peaceful surroundings with convenient access to the city centre, which provides a wide

range of shops, restaurants, leisure facilities, and historic attractions. The area is well-connected, with easy access to major road networks including the A55, making commuting to nearby cities such as Liverpool and Manchester straightforward. There are also good public transport links and rail services available from Chester. Saughton itself benefits from local amenities, green spaces, and nearby countryside walks, making it particularly appealing for families and those seeking a quieter lifestyle while remaining close to urban conveniences.

DIRECTIONS

From Town & Country Estate and Lettings Agents, head out of the city centre following the A5268, then join the A51 heading east. Continue along the A51 (Christleton Road) out of Chester. Turn left onto Sandy Lane (B5130) and follow this road for a couple of miles. At the roundabout, take the first exit to stay on Sandy Lane, then turn left onto Highlander Road. Finally, turn right onto Green Howards Road and follow the road around to reach number 68.



ENTRANCE HALL

9'8" × 8'1"

The property is entered via an opaque double-glazed composite front door, opening into a welcoming entrance hall with a radiator and stairs rising to the first floor. Doors lead to the cloakroom WC, living room, and sitting room.



CLOAKROOM W/C

6'1" x 3'7"

Fitted with a dual-flush low-level WC and pedestal wash basin, radiator, ceramic tiled floor, and extractor fan.



SITTING ROOM

12'2" x 11'

With a bay window to the front, side window, radiator, and ceramic tiled floor. An open three-way leads through to the kitchen/dining room.



LIVING ROOM

20'4" x 13'5"

A spacious room featuring two radiators, a bay window to the front elevation, and UPVC double-glazed French doors opening onto the rear garden.



KITCHEN/DINING ROOM

24'10" x 9'10" max

A bright, open-plan space with ceramic tiled flooring, two radiators, windows to the side and rear, and French doors opening to the garden.

The kitchen is fitted with gloss white wall, base, and drawer units with chrome handles and granite work surfaces, incorporating a breakfast bar. Features include a stainless steel one-and-a-half bowl sink with mixer tap, double oven, stainless steel hob with extractor hood, fridge/freezer, and dishwasher. A door leads to the utility room.



FIRST FLOOR LANDING

With banister and balustrade continuation, radiator, loft access, and built-in cupboard housing the pressurised hot water cylinder. Window to the front elevation. Doors lead to all four bedrooms and the family bathroom.



UTILITY ROOM

10'2" x 7'7" max

L-shaped with ceramic tiled flooring, radiator, and under-stairs storage cupboard. Matching wall and base units with granite work surfaces and a stainless steel sink. Includes an integrated washing machine and a double-glazed door to the rear garden.



PRINCIPAL BEDROOM

19'6" x 12'1" max, including ensuite

A triple-aspect room with windows to the side and rear, radiator, and double-glazed doors opening to a Juliet balcony. Includes a built-in double wardrobe and access to the ensuite.



EN-SUITE SHOWER ROOM

Fitted with an oversized shower enclosure with thermostatic shower, low-level WC, and pedestal basin. Ceramic tiled flooring, partially tiled walls, chrome heated towel rail, recessed downlights, and extractor fan.



EN-SUITE

Includes oversized shower enclosure, WC, pedestal basin, ceramic tiled floor, partially tiled walls, chrome heated towel rail, opaque window, recessed downlights, and extractor fan.



BEDROOM TWO

20' x 8'9" max, including ensuite

Rear-facing window, radiator, and access to ensuite.



BEDROOM THREE

13'8" x 8'9"

Front-facing window with radiator below.



BEDROOM FOUR

12'2" x 7'3"

Front-facing window with radiator below.



FAMILY BATHROOM

8' x 6'3"

Fitted with a three-piece suite comprising a panel bath with mixer tap and handheld shower, WC, and pedestal basin. Ceramic tiled floor, partially tiled walls, chrome heated towel rail, opaque window, recessed downlights, and extractor fan.

GARAGE

30' x 8'8"

A semi-detached tandem garage with pitched roof, accessed via an up-and-over door. Features power, lighting, and a double-glazed rear access door.

EXTERNALLY

To the front of the property is a slate-chip garden with a pathway leading beneath an open gable canopy to the front door, with an outside light alongside. To the right-hand side, a

paved pathway leads to a timber gate providing access to the rear garden. Off-road parking is positioned in front of the garage.



REAR GARDEN

Mainly laid to lawn with paved patio and pathways. Includes timber side access, outside water supply, and is enclosed by a brick wall.

SERVICES TO PROPERTY

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

COUNCIL TAX- G

TENURE- FREEHOLD

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.

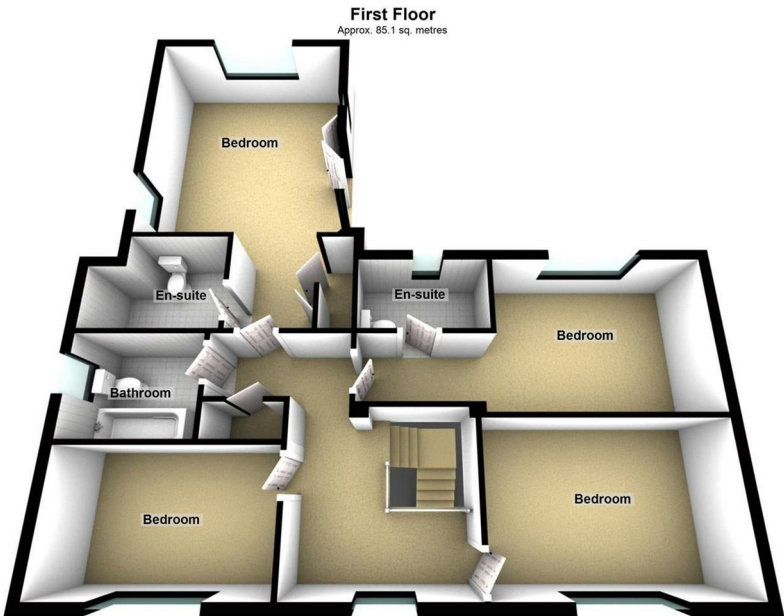
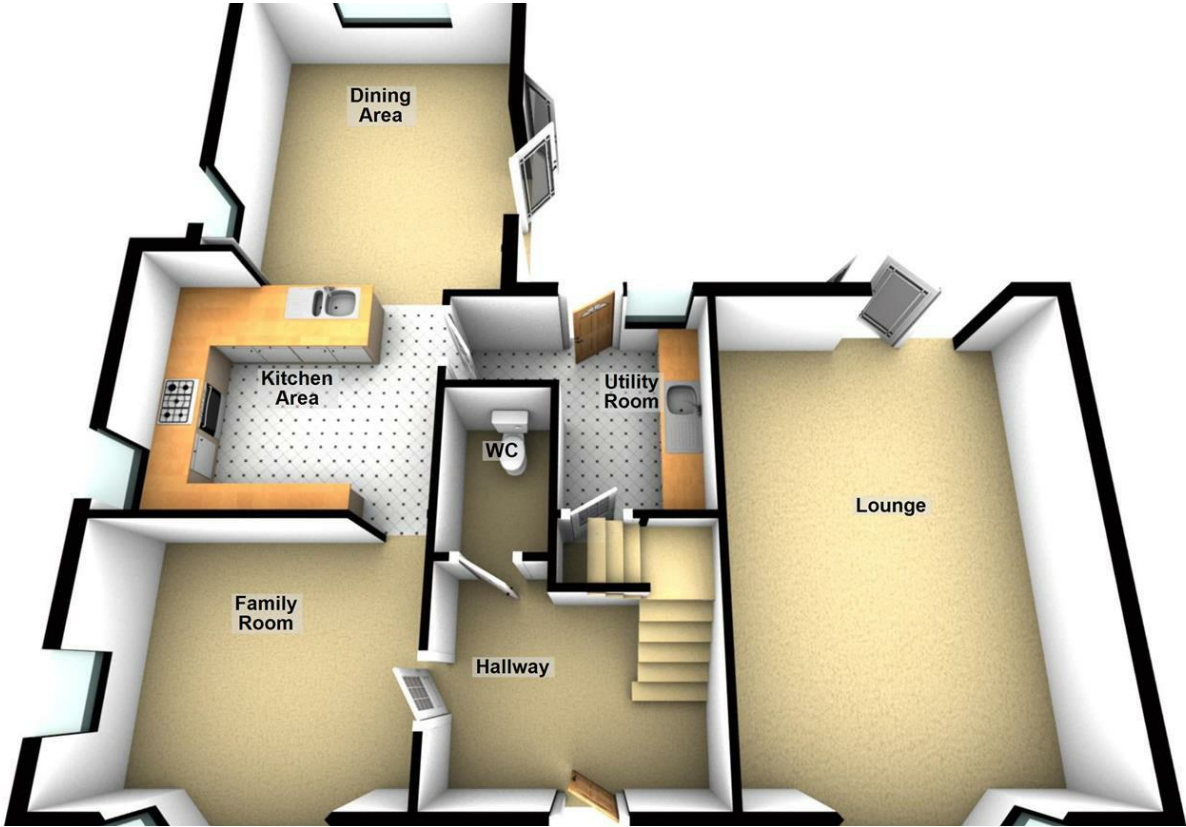
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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.



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not rely on
inspection
authority to

Energy Efficiency Rating		
	Current	Potential
Energy efficient - lower running costs		
A		
B		
C	80	83
D		
E		
F		
G		
Energy inefficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		