

Town & Country

Estate & Letting Agents

Saxon Way, Blacon

£300,000



Nestled in the village of Blacon, Chester, on Saxon Way, this impressive semi-detached townhouse offers a perfect blend of space and modern living. The property is ideally situated on a generous plot, providing easy access to the vibrant city centre and local motorway networks, making it a convenient choice for commuters and families alike.

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DESCRIPTION

Situated in this popular village on a generous-sized plot, offering easy access to the city centre as well as local motorway networks, is this greatly extended semi-detached property. Benefiting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hall with a shower room/utility off, a living room with glazed double doors opening to the dining room, a kitchen fitted with a range of light woodgrain-effect wall, base and drawer units along with a variety of integrated appliances, and a rear hallway with an opaque door opening to the rear garden, completing the ground floor accommodation.

The first-floor landing provides access to a three-piece white bathroom suite, as well as the property's five bedrooms.

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.

ENTRANCE HALL

7'5 x 5'2

The property is entered through an opaque composite double-glazed front door, opening onto woodgrain-effect laminate flooring in the entrance hall. Doors lead to the shower room/utility, while glazed doors open to the living room and kitchen.



SHOWER ROOM/UTILITY

7'5 x 6'0

Fitted with a separate shower enclosure with electric shower, low-level WC, and pedestal wash hand basin with tiled

splashback. There is also a radiator, space and plumbing for a washing machine, and a full-length opaque window to the front elevation.



LIVING ROOM

16'2 x 13'6

With stairs rising to the first-floor accommodation, a window facing the front elevation with radiator below, and an electric fire with feature surround. Glazed double doors open to the dining room.



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DINING ROOM

15'3 x 10'2

Having a radiator, a full-length window to the rear elevation, and patio doors opening onto the paved patio area of the rear garden. A glazed door leads to the rear hall.



KITCHEN

16'4 x 9'6

The kitchen is fitted with a range of light woodgrain-effect wall, base and drawer units complemented by stainless steel handles, along with ample work surface space housing a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback.

Integrated appliances include a stainless steel double oven, gas hob, and extractor hood. There is space and plumbing for a dishwasher, as well as a housing cupboard for the Worcester gas combination boiler.

The flooring is woodgrain-effect laminate, there is a radiator, and windows face the rear and side elevations. An archway leads to the rear hall.

REAR HALL

6'5 x 3'2

With woodgrain-effect laminate flooring and an opaque UPVC double-glazed door opening to the rear garden.

FIRST FLOOR LANDING

With access to the loft space and doors leading to all five bedrooms and the bathroom.



BATHROOM

6'1 x 5'9

The bathroom is fitted with a white three-piece suite comprising a panel bath with mixer tap and shower attachment, low-level WC, and pedestal wash hand basin.

The walls are fully tiled, and there is a radiator and an opaque window facing the rear elevation.



BEDROOM ONE

12'5 x 9'5

With a window facing the front elevation and a radiator.



BEDROOM FIVE

9'4 x 6'1

With a built-in wardrobe, a window to the front elevation, and a radiator below.



BEDROOM TWO

12'5 x 7'9

Fitted with a range of wardrobes with luggage cupboards above, a radiator, and a window facing the front elevation.



BEDROOM THREE

10'9 x 9'5

Having a window to the rear elevation with radiator below.



BEDROOM FOUR

9'1 x 9'0

Having a built-in wardrobe, a window to the rear elevation, and a radiator.



EXTERNALLY

To the front of the property is brick-block off-road parking between two woodchip gardens with mature plants and trees. There is also an external light and timber side access leading along the right-hand side of the property to the rear garden. A generously sized rear garden accessed from the side through a timber gate, where a concrete pathway leads through the lawn and shrub side garden to the main rear garden. The garden features a paved patio area, central lawn, and timber raised planters hosting a variety of established plants and shrubs. There is also a hardstanding area for an aluminium storage shed, and the garden is enclosed by a series of timber fence panels. An external water supply and light are also provided.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: C

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.

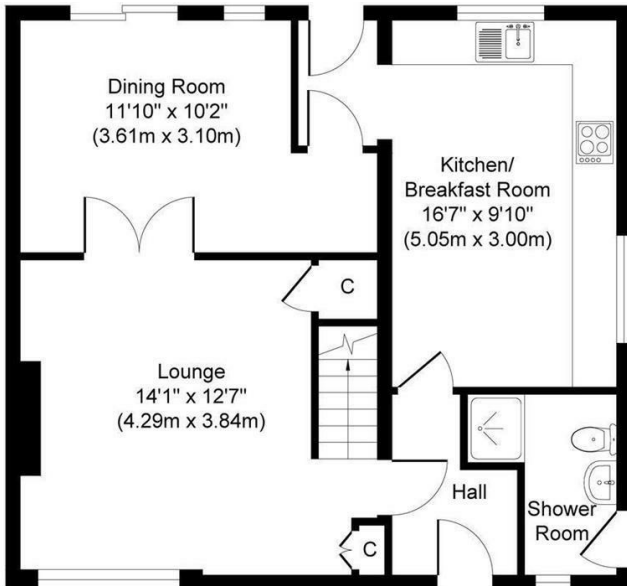
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

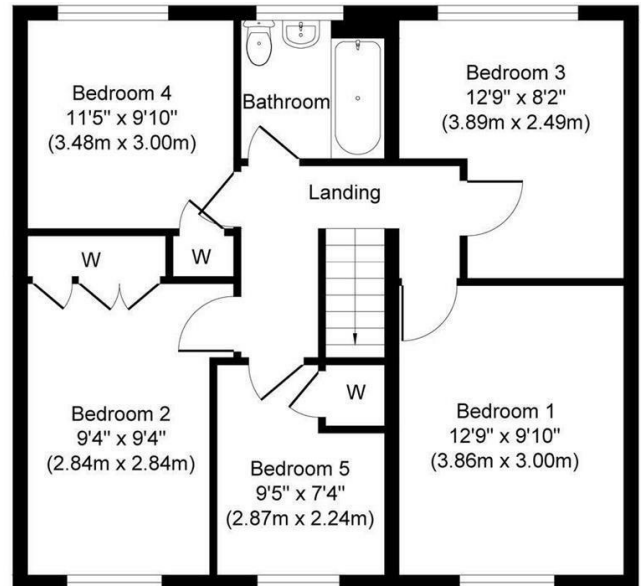
MORTGAGE SERVICES

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.



Ground Floor
Approximate Floor Area
677 sq. ft
(62.92 sq. m)



First Floor
Approximate Floor Area
677 sq. ft
(62.92 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(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	