Town & Country
Estate & Letting Agents

Saughall Road, Blacon

£245,000









A fantastic opportunity to acquire a spacious three-bedroom semi-detached family home, occupying an enviable large plot and offering excellent potential for extension and further development. With its generous accommodation, exceptional outdoor space, ample parking and outstanding potential to extend, this is a property not to be missed.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
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DESCRIPTION

Saughall Road is of brick construction with a Marley tiled roof and having white UPVC windows and gas central heating. Ideally positioned in the popular area of Blacon and overlooking a generous green, this well-proportioned property combines comfortable family living with the opportunity to create your dream home. The property sits behind a privet hedge with a three-car driveway and carport secured with a pair of wrought iron gates. The is kitchen fitted with a range of units, space for appliances and a sociable dining area perfect for family life. The large living room features a wood burning stove and opens through to the conservatory, providing extra reception space perfect for morning coffee while admiring the rear garden and access to the paved patio area. To the first floor are two double bedrooms, one single bedroom and a family bathroom, all with pleasant views. Externally, the property enjoys a large north facing rear garden with mature shrubs and feature pond providing plenty of space for relaxing and entertaining.



LOCATION

The property enjoys a convenient location in the popular Blacon area of Chester, offering excellent access to a wide range of local amenities, schools and transport links. Everyday shopping is close at hand, with local shops and services at The Parade, while larger supermarkets and Chester city centre are easily accessible for a wider choice of shopping, dining and leisure facilities. Families are well served by a selection of nearby primary and secondary schools, including Highfield Community Primary School and Blacon High School. Regular bus services provide convenient connections to Chester city centre and surrounding areas, with Chester and Bache railway stations also within easy reach. The property is well placed for access to the A548, A540 and A55, making it a practical choice for commuters travelling towards Chester, North Wales and the wider North West.

DIRECTIONS

From our 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. Turn left onto Cheyney Road, continue onto Saughall Road the property will be located on the left hand side.



ENTRANCE HALL

5'7" x 3'9"

The white UPVC entrance hall finished with a brown and grey plank effect tiled floor and spotlights to the ceiling and a white painted wooden glazed door with leaded coloured glass leading into the hallway.

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OPEN PLAN KITCHEN DINING & HALL

11'8" x 18'10"

This spacious kitchen is fitted with a range of dark wood effect wall and base units complemented with a beige tiled work surfaces and cream wall tiles providing a country cottage feel along with the mock ceiling joists. The kitchen includes a dark composite one-and - a-half bowl sink with matching mixer tap, integrated extractor hood, spaces for a washing machine, fridge, freezer, and freestanding single oven (gas point). Area for a dining table nestled next to the staircase looking down the entrance hall which is carpeted in a cream and brown square pattern which continues up through to the first floor landing. Glazed doors lead into the living room and entrance porch, walls, ceiling and woodwork painted white., spotlights to ceiling and radiator. The white UPVC window over looks the large rear garden with a side door accessing the brick outside W/C, former coal store and storage shed.





LIVING ROOM

18'10" x 12'10"

The large living room features an oak engineered floor, grey painted walls, white ceiling with 2 fanlights and wood burning stove set inside a wallpapered chimney breast. The UPVC white window overlooking the front driveway with sliding patio doors leading into the rear conservatory.







FIRST FLOOR LANDING

The stairs lead to the first floor landing with painted spindles and banisters with access to loft, a pendant light fitting, airing cupboard with Baxi Combi boiler, doors leading to the 3 bedrooms and family bathroom. A white UPVC window overlooks the spacious Green. All doors on the first floor are flush white painted with chrome door furniture.



CONSERVATORY

10' x 7'4"

The white UPVC conservatory, red painted dwarf wall, features terracotta glazed ceramic floor tiles, ceiling fan light and a door leading to the large rear garden.



PRINCIPAL BEDROOM

10'8" x 12'10"

Features a large UPVC white window overlooking the expansive rear garden & pond, greige painted walls, mirror sliding fitted wardrobe, green patterned carpet, white pendant light fitting and radiator.



BEDROOM TWO

11'10" x 11'6"

Features a large UPVC white window overlooking the large garden & pond. There's a radiator, cream painted walls with grey painted woodwork, multi arm chrome spotlight, finished with beach effect laminate floor.



BEDROOM THREE

9'5" x 7'9"

A light airy room with a UPVC white window with a pleasant outlook over the Green. There is a radiator, grey carpet, blue painted walls and a white pendant light fitting.





FAMILY BATHROOM

6'6" x 5'6"

The Family bathroom comprises of a "P" shaped white bath with a glass screen, chrome mixer tap and shower head, matching basin and toilet boxed in with UPVC cladding. The walls are finished in white tiles & grey grouting, dark grey vinyl cushion flooring. feature wallpaper and chrome 4 spotlight fitting finishes the room. A white UPVC window with opaque glass with front aspect overlooking the Green.

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EXTERNALLY

The large rear garden is predominantly lawn with a well established fish pond surrounded by mature hedging, trees and fencing. A paved patio area wraps around the conservatory and a wooden shed completes the garden. A useful brick W/C, former coal shed and store room sits to the side of the kitchen, accessed via the side door.





SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
TENURE: Freehold
Council Tax Band: C

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

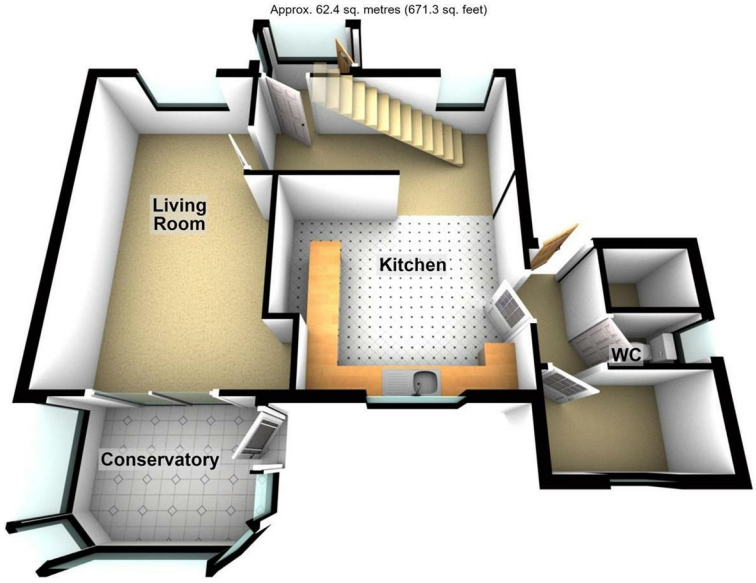
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

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Ground Floor

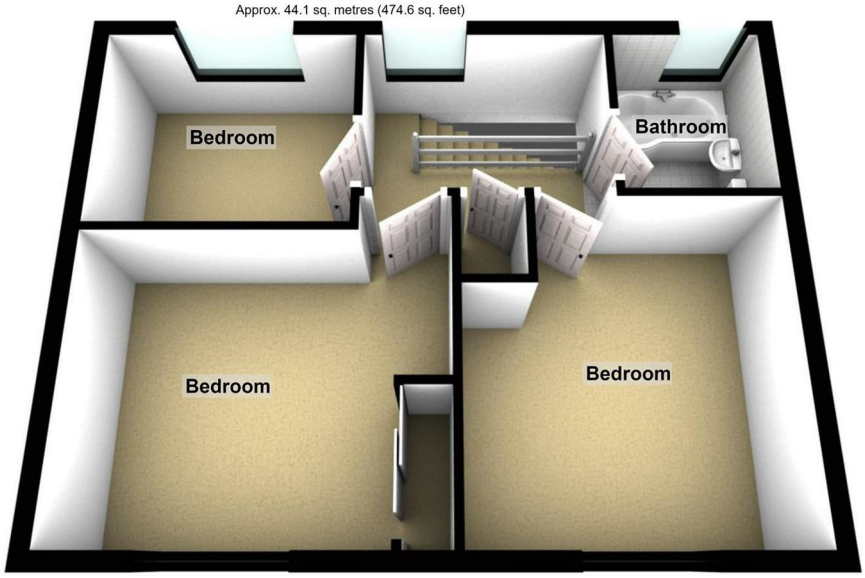
Approx. 62.4 sq. metres (671.3 sq. feet)

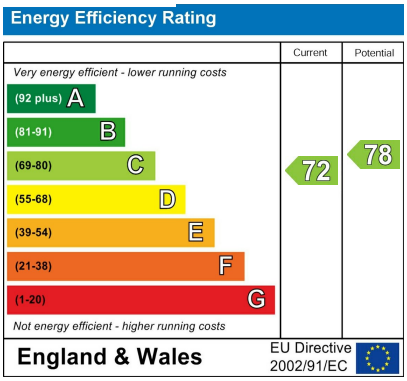


Total area: approx. 106.5 sq. metres (1145.9 sq. feet)

First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)





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 most 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.