Town & Country
Estate & Letting Agents

Lansdowne Grove, Chester

£380,000









An excellent opportunity to acquire a well-proportioned four-bedroom dormer house in a desirable Chester location. Offering generous accommodation, mature gardens and an integral garage, the property would ideally suit families or buyers looking to update and personalise a home to their own taste. Requiring some cosmetic modernisation and general improvements, this property offers plenty of potential to create a lovely home for any buyer.

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DESCRIPTION

Situated in the desirable cul-de-sac of Lansdowne Grove, just off Hough Green, this four-bedroom dormer house offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise and personalise a home to their own taste. Upon entering, you are welcomed by a generous entrance hallway leading to a spacious front-facing living room, featuring a large bow window and brick feature fireplace. A connecting door leads through to the separate dining room, which enjoys views over the rear garden and provides direct access outside. The kitchen is fitted with cream Shaker-style units, a peninsula and a range of integrated appliances, with a useful downstairs WC completing the ground floor. To the first floor are four bedrooms, two overlooking the front and two enjoying views of the rear garden. The accommodation is completed by a recently fitted contemporary family bathroom. Externally, the property benefits from mature gardens to both the front and rear, a tarmac driveway providing off-road parking and an integral garage. The private rear garden offers a pleasant space for relaxing and entertaining, with the added benefit of useful external storage. Offering generous accommodation and plenty of potential, this property would make an ideal home to anyone looking to live in a popular residential location, so close to Chester city center.



LOCATION

Lansdowne Grove is situated in a popular residential area just off Hough Green, offering a convenient position within easy reach of Chester city centre and its excellent range of shops, restaurants, bars and leisure facilities. The area benefits from a variety of local amenities, supermarkets and well-regarded schools, making it an attractive choice for families. There are also excellent transport links nearby, including convenient access to Chester railway station, regular bus services and major road networks, providing connections towards North Wales, Liverpool and beyond. Combining a pleasant residential setting with everyday convenience, Hough Green remains a popular location for a variety of buyers.

DIRECTIONS

From our Chester branch on Lower Bridge Street and turn right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road/A483. Continue to the next roundabout and take the third exit onto Hough Green/A5104, following signs for Saltney. Continue along Hough Green before turning right onto Lansdowne Grove. Turn right again to remain on Lansdowne Grove, where the property can be found on the left-hand side, identified by the Town and Country for sale sign.



FRONT EXTERIOR

The elevated tarmac driveway leads to a yellow composite front door and integral garage. To the front is a generous, well-established garden, mainly laid to lawn and complemented by mature shrubs, with views towards Hough Green.



ENTRANCE HALL

4'7" x 16'4"

The yellow composite front door opens into a well-proportioned entrance hall, featuring Sapele doors leading to the living room, kitchen and downstairs WC, with stairs rising to the first floor. The hallway is fitted with a radiator, white pendant light fitting, brown patterned carpet and pale green painted walls.



DINING ROOM

10'9" x 10'9"

Situated to the rear of the property, the dining room benefits from a large full-height window and white uPVC door providing access to the well-established and private rear garden. The room is decorated with embossed wallpaper, a brick feature wall and an Artex ceiling, and is finished with blue patterned carpeting, a radiator and white pendant light fitting. A further door leads into the kitchen.



LIVING ROOM

12'9" x 16'8"

A large bow window allows plenty of natural light to flood the room, with attractive front-facing views overlooking Lansdowne Grove. This well-proportioned reception room features a large radiator beneath the window, a brick feature fireplace with tiled hearth and open fire, wall lighting and ceiling coving. The room is finished with patterned carpeting to match the entrance hall, with a door leading through to the dining room.



KITCHEN

10'5" x 14'9"

Situated to the rear of the property, the kitchen benefits from a side access door leading out to the garden. The kitchen comprises cream Shaker-style wall and base units, a pantry unit and peninsula, complemented by grey stone-effect laminate worktops and square grey wall tiles.

Plenty of natural light enters through the large white uPVC window overlooking the rear garden. There is space for a washing machine and tumble dryer, with potential to

accommodate a dishwasher, alongside space for a fridge freezer. Integrated appliances include an AEG double oven, four-ring electric hob and chimney-style extractor hood. The room is finished with walnut-effect wood-plank flooring and grey grout, with doors leading to the dining room and entrance hall.



DOWNSTAIRS WC

2'7" x 7'6"

A side-facing opaque window allows natural light into the room whilst maintaining privacy. The cloakroom is fitted with a white WC and compact wall-mounted hand basin, together with a bathroom-style light fitting. The walls are finished with tile-effect wallpaper and oak-effect cushioned flooring.



FIRST FLOOR LANDING

8'6" (maximum) x 12'9"

The patterned carpeted staircase leads to a spacious first-floor landing, featuring a large wooden side-facing window which allows plenty of natural light to enter. Sapele doors provide access to all four bedrooms, the airing cupboard and the newly fitted family bathroom. Further features include loft access, a white pendant light fitting and smoke alarm.



BEDROOM ONE

15'8" x 12'9"

Situated to the front of the property, this well-proportioned bedroom benefits from a large window overlooking Lansdowne Grove. The room features a large radiator, white pendant light fitting, neutral embossed wallpaper, Artex ceiling and blue patterned carpeting.



BEDROOM TWO

12'9" x 11'5"

Also situated to the front of the property, this bedroom benefits from a large white uPVC window overlooking Lansdowne Grove. The room is decorated with green painted walls and features a large radiator, white pendant light fitting and green patterned carpeting.



BEDROOM THREE

10'9" x 10'2"

Situated to the rear of the property, bedroom three benefits from a large white uPVC window overlooking the rear garden. This spacious and well-proportioned room features a radiator, retro-patterned carpeting and white pendant light fitting.



BEDROOM FOUR

6'6" x 8'10"

Accessed via louvre-style bifold doors, bedroom four is situated to the rear of the property, adjacent to the family bathroom, with views over the rear garden. The room features a white uPVC window, radiator, blue patterned carpeting, pink painted walls and white pendant light fitting.



NEWLY FITTED FAMILY BATHROOM

5'2" x 7'6"

Newly fitted during the summer of 2026, the contemporary bathroom suite comprises a large walk-in shower with sliding glass doors, thermostatic shower with rainfall showerhead and handheld attachment, alongside an on-trend blue handleless vanity unit with integrated basin and mixer tap, and concealed-cistern WC.

The walls are finished with full-height marble-effect aqua wall panelling, complemented by click laminate flooring. Further features include a chrome heated towel radiator, bathroom light fitting, wall mirror and large white uPVC window.



REAR EXTERIOR

The good-sized rear garden is predominantly laid to lawn, enclosed by a combination of brick walling and fenced boundaries. Mature borders, climbing roses and established shrubs create a pleasant and tranquil setting, ideal for relaxing

and entertaining. The garden enjoys a good degree of privacy and benefits from access down both sides of the property.
To the side, a pathway leads down three steps to a former coal shed, providing a useful additional storage area. There is also space for wheelie bin storage, with a further step leading down to the integral garage, which benefits from a convenient side access door.



INTEGRAL GARAGE

7'10" x 16'0"

The integral garage houses a Baxi EcoBlue Advanced gas combination boiler, installed in 2018 and regularly serviced, together with the electricity meter, modern metal consumer unit and gas meter. The garage benefits from a convenient side access door and an up-and-over front garage door. The adjoining tarmac driveway provides off-road parking for one vehicle.

SERVICES TO PROPERTY

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

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.

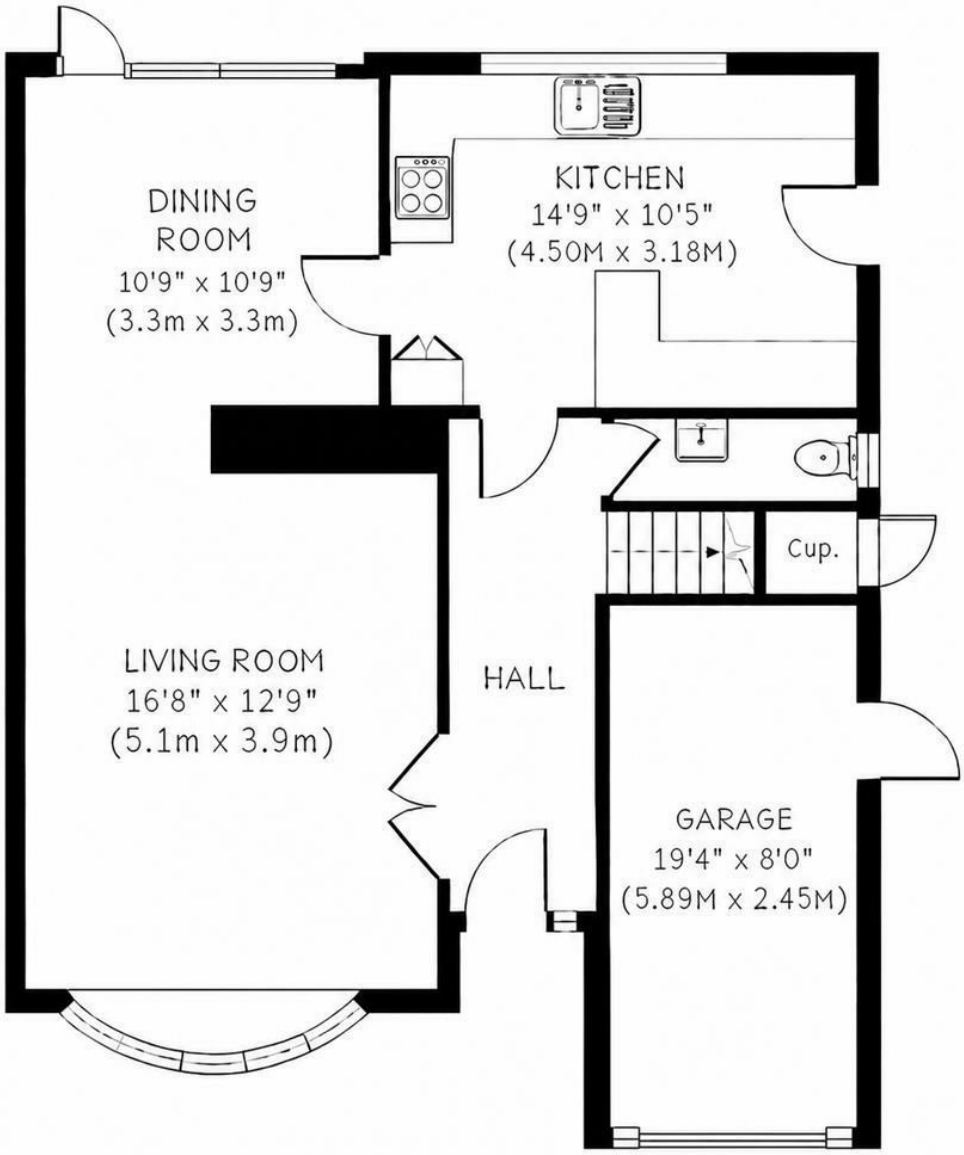
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

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

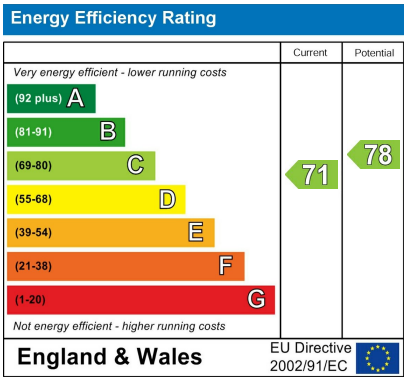
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

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GROUND FLOOR



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.