

14 Cheshires Way, Saughton, CH3 6BB



Approximate total area^(b)

738 ft²

68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

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Cavendish

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14 Cheshires Way	Price
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Saighton, CH3 6BB	£135,000
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Saughton, CH3 6BB	£135,000
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Located in a quiet cul-de-sac within the sought-after Saughton development, this well-presented three-bedroom mid-terrace home is offered on a 50% shared ownership basis—an ideal opportunity for first-time buyers. The property features a modern kitchen/breakfast room and a bright lounge/diner opening onto a south-facing landscaped garden with a private aspect. Upstairs, the master bedroom benefits from an en suite, alongside two further bedrooms and a stylish family bathroom. Additional benefits include off-road parking and well-maintained, contemporary interiors throughout. The home is positioned in a popular residential area just minutes from Chester, with excellent schools, local amenities, and transport links nearby. The garden provides a peaceful retreat, perfect for relaxing or entertaining. With its cul-de-sac setting, modern layout, and shared ownership affordability, this home is a fantastic step onto the property ladder. NO ONWARD CHAIN.

Location



Saughton is a highly regarded residential area located just a few miles from Chester city centre. The development offers a peaceful, family-friendly setting with a strong sense of community. Residents benefit from easy access to excellent local amenities, including shops, cafes, and well-regarded schools. The area is well connected, with convenient transport links to Chester, the A55, and major commuter routes. Scenic countryside and walking trails are also close by, offering the perfect balance of town and rural living. Cheshires Way itself is tucked away in a quiet cul-de-sac, providing a safe and private environment.

Hallway

1.03 x 3.37 m (3'4" x 11'0")



The hallway creates a bright and welcoming entrance with light walls, wood-effect flooring and access to the stairway. It provides a connection to the kitchen, living room and WC, ensuring a smooth flow throughout the ground floor.

KitchenBreakfast Room

2.65 x 3.34 m (8'8" x 10'11")



This bright and practical kitchen features an array of white cabinets with silver handles, set against a neutral tiled splashback that complements the light wooden flooring. It is well-equipped with an oven, hob, with space for fridge-freezer, a washing machine and microwave. A large window fills the room with natural light, enhancing the pleasant and airy atmosphere.

Living Room

4.80 x 4.22 m (15'8" x 13'10")



Spacious and inviting, the living room is a perfect space for relaxation and entertaining. There is a traditional fireplace, which serves as a charming focal point. Large windows and patio doors open up to the garden, allowing for plenty of natural light and easy access to the outdoors. The neutral décor and carpeted floor create a cosy and welcoming setting.

Bedroom 1

2.83 x 3.28 m (9'3" x 10'9")



This bedroom offers a peaceful retreat with a soft, neutral colour scheme and plenty of natural light from the window. It comfortably accommodates a double bed with bedside tables.

En Suite

Fitted with a three piece white suite to include a walk in shower.

Bedroom 2

2.50 x 2.88 m (8'2" x 9'5")



A comfortable bedroom with space for a double bed. The window allows natural light to brighten the room, while neutral walls and furnishings create a calm space.

Bedroom 3

2.21 x 2.00 m (7'3" x 6'6")



The room enjoys soft natural light, neutral walls and carpeted flooring, making it a quiet and restful space.

Bathroom

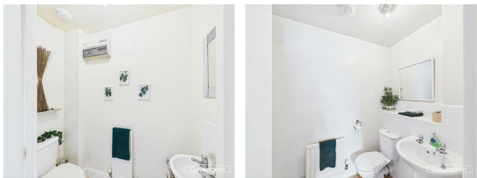
2.65 x 1.38 m (8'8" x 4'6")



The main bathroom features a white suite including a bath with overhead shower, pedestal basin and WC. A frosted window brings in natural light while maintaining privacy. The room is finished in a neutral tone with tiled splashbacks for practicality.

WC

0.91 x 1.77 m (2'11" x 5'9")



This ground floor WC is neatly presented with a white basin and WC, set against white walls and a small radiator for comfort. It provides a convenient and practical amenity for guests and household members alike.

Landing

1.36 x 0.86 m (4'5" x 2'9")



The landing upstairs is painted in light tones and carpeted to create a soft, calm space. It connects all bedrooms and bathroom.

Rear Garden



A private rear garden is well maintained with a paved patio area perfect for seating or dining, leading onto a neat lawn bordered by plants and shrubs. The garden is enclosed by wooden fencing, offering privacy and a quiet outdoor retreat.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Viewing

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

COUNCIL TAX BAND C

Buying Criteria

Shared ownership properties are intended to provide accommodation for people in housing need, for first time buyers or for those who wish to get onto the property ladder and the criteria for applicants are as follows:-

1. The buyer is in need of accommodation.
2. The buyer's income is sufficient to purchase the property and is adequate to meet its future outgoings.
3. The buyer must not own another property. If they do, they must either sell the property prior to or simultaneously to the purchase of your property
4. This property is subject to a s106 Agreement in place whereby the buyer must have a local connection

TENURE

LEASEHOLD

Rent payable on the 50% ownership by sanctuary housing - £546.00 per month