



## Lansdowne Grove, Chester

£350,000

EPC rating: D  
Tenure: Freehold  
Council Tax Band: E





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Situated in a sought-after and convenient location to the south of Chester City centre, this property presents an exciting opportunity for modernisation. With its well-proportioned rooms, including an L-shaped living room, separate dining room, and conservatory, the home offers ample space for transformation. Externally, the mature gardens and convenient off-road parking only add to its appeal. Viewing is highly recommended!

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Lansdowne Grove is a no through road positioned off Hough Green, itself one of Chester's most well-regarded residential areas. It is well placed for access to the city centre, and there is a good range of amenities close by. The property also benefits from convenient access to the national motorway network via the A55.



This well-proportioned house boasts an inviting L-shaped living room, a separate dining room, and a kitchen with a breakfast area. To the rear, a conservatory overlooks the garden. With its exciting modernisation potential, this property presents a fantastic opportunity for those seeking to create a stylish, contemporary home tailored to their tastes, making it an ideal choice for discerning buyers in today's market.



## Need to know

- No Onward Chain
- Exciting potential for modernisation
- Popular location with easy access to amenities and transport links
- Established gardens
- Convenient off-road parking with a dual driveway and attached garage
- Gas central heating



Interested?

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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation so that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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