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Hillcrest, Seahill Road, Saughall

£270,000

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- DELIGHTFUL VICTORIAN TWO BEDROOM SEMI-DETACHED PROPERTY
- EXTRA ROOM offering SPACE FOR an OFFICE or DRESSING ROOM
- FANTASTIC LOCATION on EDGE OF SAUGHALL VILLAGE
- LARGE GARDEN TO THE REAR
- REFERENCE NUMBER REQUIRED TO BOOK VIEWING REF - CG0525
- OPEN ASPECT with FANTASTIC ACCESS TO RURAL WALKS
- TWO RECEPTION ROOMS, UTILITY ROOM and DOWNSTAIRS BATHROOM
- ~~PARKING~~ TO THE FRONT
- EPC RATING / COUNCIL TAX



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We are delighted to offer this FANTASTIC SEMI-DETACHED PERIOD HOUSE which offers in brief: Hall, living room, dining room, kitchen, bathroom and utility. 2 double bedrooms and study/dressing room. UPVC double glazed, gas central heating and attractive gardens. There is potential to extend subject to consent.

Hillcrest enjoys an enviable position on the edge of the very popular village of Saughall, With an elevated position and has enviable views to front and rear over open fields. Access to the main road network is simple and Chester is a short drive away. The village is just to the north west of Chester and has shops, a public house and a primary school together with many sports facilities giving the village a strong





for illustration only not to scale
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	