



67 Liverpool Road

CHESTER, CHESHIRE

LegatOwen
RESIDENTIAL

67 Liverpool Road

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An attractive semi-detached late Victorian property together with a detached Coach House with extensive parking, situated within walking distance of Chester. Total internal area: 5955 sq ft (552 sq m)



FEATURES

- Use Class E
- Highly sought after location
- Suitable for a variety of uses
- Wealth of retained period features
- Semi-detached property and additional 2- storey detached annex
- Within 0.36 Acres
- Extensive parking (for 16 cars)



DESCRIPTION

HUGE POTENTIAL AND SUITABLE FOR A VARIETY OF USES INCLUDING RESIDENTIAL, SMALL HOTEL, COMMERCIAL/OFFICE, MEDIA-SPA (SUBJECT TO ANY NECESSARY PLANNING CONSENT.)

67 Liverpool Road, also known as the Elgan Edwards Building, renamed in recognition of the Honorary Recorder of Chester in 2017, was formally utilised as part of the University of Chester Law School and offices. The property is most distinctive and attractive in appearance and includes many original features including the fine reception hall and staircase. There is a separate detached 2-storey brick built Coach House providing additional offices, and a separate brick built store. The property benefits from gas combination boilers, air conditioning and roof solar panels.

SITUATION

Liverpool Road is conveniently located within a 1 mile walk from Chester city centre. The City offers extensive sporting, leisure and entertainment facilities including numerous cafés, bars and restaurants. Chester Golf Club is also nearby, together with the world famous Roodee Chester Racecourse. Local schooling includes primary and secondary schooling together with a good selection of independent schools including The Queens and Kings School. Commuting is available via the A55 towards the M53 and M56 motorway network, and Chester Railway Station has regular intercity direct services to London Euston – 2 hours. Both Manchester and Liverpool airports are within easy travelling distance.









TENURE

Freehold

BUSINESS RATES

The property has a current rateable value of £40,000.

METHOD OF SALE

All offers to be received by Wednesday 21st May. Please contact the office to be sent a bidding proforma.

SERVICES

All mains services

VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

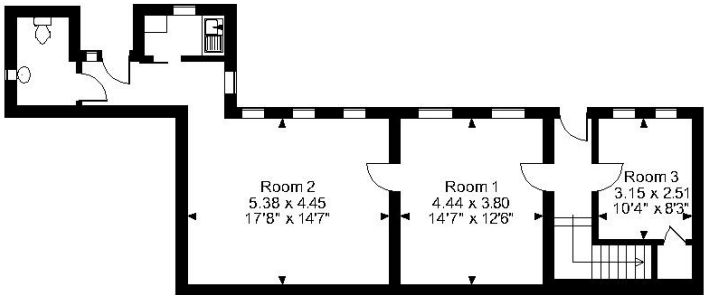
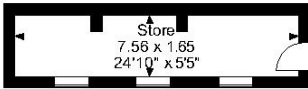
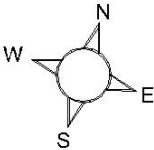
ENERGY PERFORMANCE CERTIFICATE (EPC)

67 Liverpool Road - C Rating

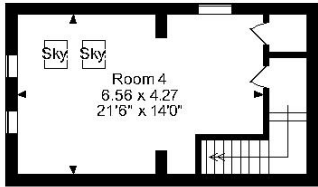
The Coach House 67 Liverpool Road - D Rating

FLOORPLAN

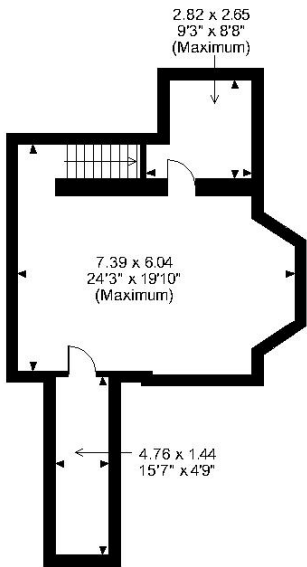
Liverpool Road, Chester
Approximate Gross Internal Area
Main House = 4729 Sq Ft/439 Sq M
Coach House = 1092 Sq Ft/101 Sq M
Store = 134 Sq Ft/12 Sq M



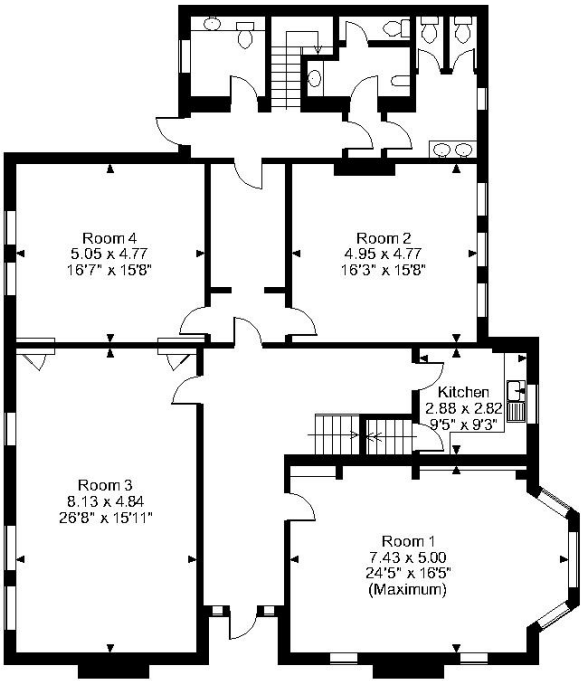
Coach House Ground Floor



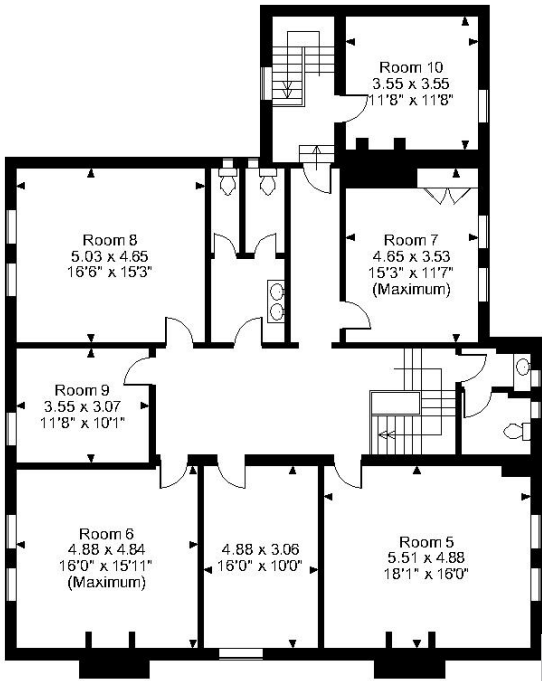
Coach House First Floor



LEGAT OWEN Basement
Albion House
Albion Street
Chester
CH1 1RQ



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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