



26 Grange Road
CHESTER, CHESHIRE

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A beautiful four bedroom Edwardian style family home located in a highly sought after residential location within walking distance to Hoole and Chester city centre.



FEATURES

- Period end terraced family home
- Four bedrooms
- Original character features throughout
- Landscaped gardens and patio area
- Walking distance to Hoole and Chester
- Close to all amenities
- Versatile living spaces



DESCRIPTION

26 Grange Road, a stunning and spacious family home offering a blend of character, style, and modern living. Situated in a convenient location on the outskirts of Chester, this property boasts period charm alongside contemporary comforts, making it an ideal residence for families or those seeking a stylish and versatile living space.

Upon entering, you're welcomed into a beautifully proportioned entrance hall, adorned with striking black and white checkered tiled flooring. The original period staircase, featuring unique decorative wrought iron spindles, adds to the home's distinctive character.

This leads to the large living room with two original wrought iron fireplaces, and a charming bay window that provides an abundance of natural light. Double doors open out to the patio and seamlessly connect this space to the beautifully landscaped garden and patio area, creating a wonderful indoor-outdoor flow.

The heart of the home is the open-plan kitchen/dining/family room, providing a flexible and social space for modern living. Thoughtfully designed, this area benefits from double doors leading to the patio and garden, a stylish breakfast bar, fitted storage cupboards, and an understairs store. The kitchen itself is finished with granite work surfaces, and includes an integrated dishwasher, a range oven, an extractor fan, and a feature tiled splashback. Adjacent to the kitchen, the rear entrance leads to the downstairs bathroom, with a large bathtub with shower overhead, a WC, washbasin, and patterned blue tiled flooring.



The principal bedroom enjoys a large feature bay window that floods the room with natural light. The modern family bathroom incorporates a large double shower, dual rain showerheads, and white sanitary ware.

The rear garden is designed with entertaining and relaxation in mind. This idyllic space offers two patio areas—an upper terrace ideal for alfresco dining and entertaining, and a lower patio perfect for a morning coffee. The garden is framed by a brick-walled boundary, adding a touch of character. Additionally, a practical storage shed provides plumbing for a washing machine and ample storage solutions.

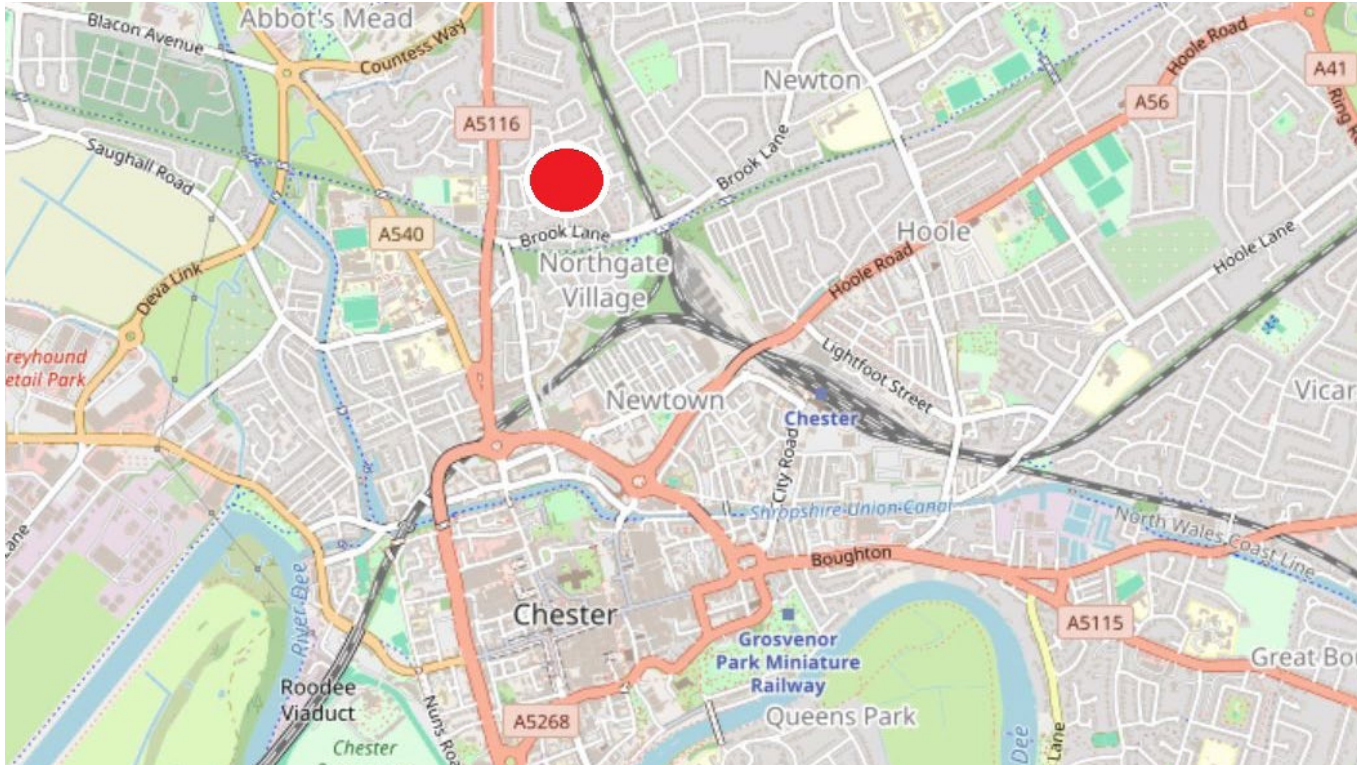
SITUATION

The property is situated a short stroll away from the vibrant suburb of Hoole, renowned for its charming, community-driven atmosphere and its exceptional selection of independent shops, restaurants, and bars. Recently recognised by 'The Times' as one of the coolest places to live in the UK, Hoole combines a trendy yet welcoming ambience.

Chester's historic city centre is also within walking distance, offering a rich blend of shopping, dining, and cultural experiences. From the iconic Chester Rows to scenic riverside walks along the River Dee, the city presents a perfect mix of heritage and modern convenience. Families will appreciate the proximity to highly regarded schools, parks, and amenities. Chester train station is within walking distance, providing direct connections to London Euston in two hours, ideal for professionals and frequent travellers.







TENURE

Freehold

COUNCIL TAX

Band C

METHOD OF SALE

Private treaty

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

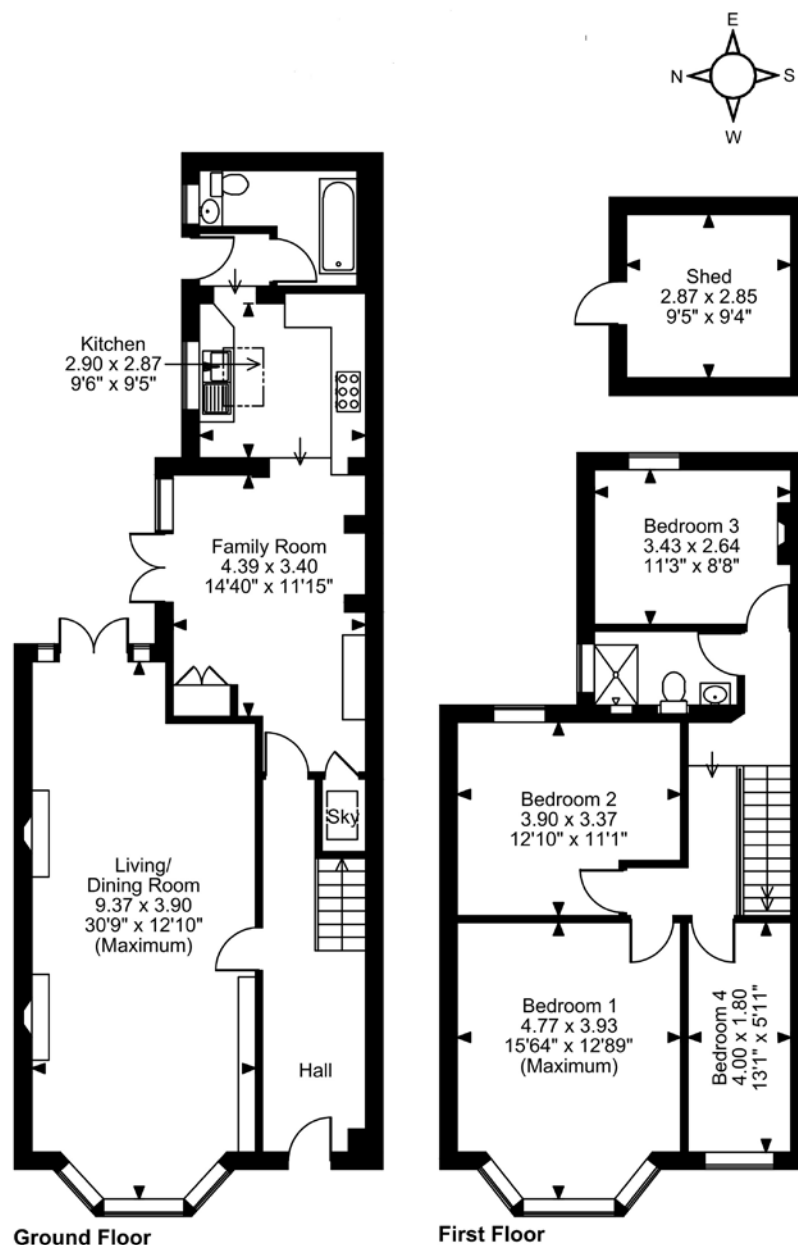
FLOORPLAN

Aproximate Gross Internal Area

Main house - 1,486 sq ft (138 sq m)

Shed - 88 sq ft (8 sq m)

Total internal area 1,574 sq ft (146 sq m)



LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

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