



Woodside Road, Blacon, Chester CH1 5AA

welcome to

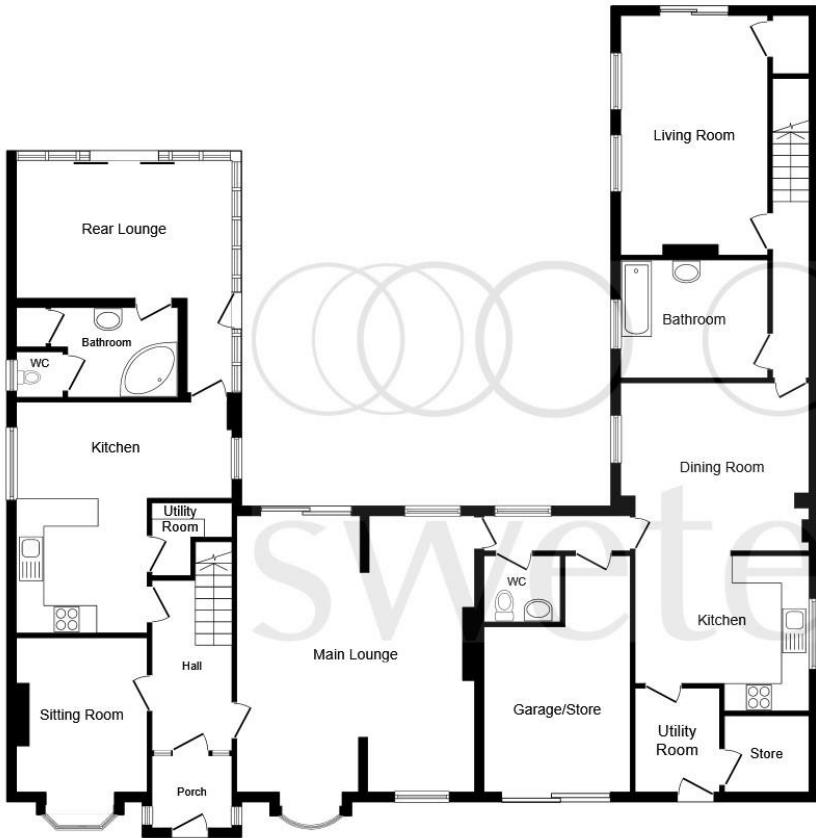
Woodside Road, Blacon, Chester

Of interest to DEVELOPERS * SPECULATORS * LARGE FAMILIES * ARCHITECTS * PLANNING EXPERTS!

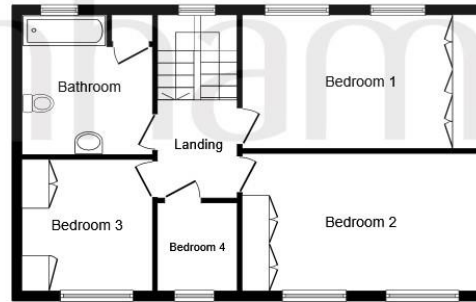
This remarkable and unique detached property stands in a large plot adjacent to open farmland and at the end of a desirable cul-de-sac.

Being sold by Modern Method of Auction.

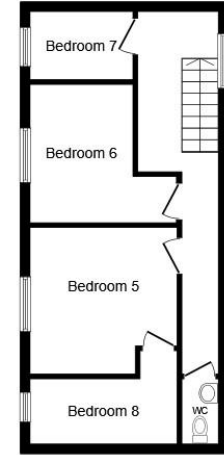




Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Property Is Approached

over extensive paved parking and driveway leading to the central front door.

Entrance Porch

Central front door leads into an entrance porch with tiles, roof panels, a glazed entrance door leading into the hall, and single glazed side windows.

Hall

With a glazed panel door from the entrance porch,

staircase rising to the first floor landing, radiator, and doors leading to principal reception rooms.

Main Lounge 19' 9" x 16' 8" (6.02m x 5.08m)
With brick-built fireplace, timber mantle and chimney breast, and windows to front and rear elevations.

Sitting Room 10' 10" x 9' 4" (3.30m x 2.84m)
With a fitted fireplace, decorative fire surround and a mantle bow window to the front elevation.

Kitchen 16' 5" max x 15' 1" max (5.00m max x 4.60m max)
With a range of fitted kitchen units, both wall and base, working surface with inset sink, space for a cooker, peninsula unit, space for appliances, and ample breakfast space.

Utility Room 5' 3" x 5' 3" (1.60m x 1.60m)
With fitted wall and base units and working surface.

Ground Floor Bathroom
Comprising a bath with a tiled surround, pedestal wash basin, and a low level WC.

Rear Lounge 14' 10" x 10' 2" (4.52m x 3.10m)
With windows overlooking the gardens.

**Upstairs - Principal House:
First Floor Landing**
With doors off to 4 bedrooms and a bathroom.

Bedroom One 17' x 9' 9" (5.18m x 2.97m)
With a range of fitted wardrobe cupboards, and a window to the rear elevation overlooking the garden.

Bedroom Two 15' x 9' 9" (4.57m x 2.97m)
With a range of fitted cupboards, and a window to the front elevation.

Bedroom Three 10' 10" x 9' 9" (3.30m x 2.97m)
With a window to the front elevation.

Bedroom Four 5' 6" x 6' 6" (1.68m x 1.98m)
With a window to the front elevation.

Bathroom

Comprising panelled bath, pedestal wash basin and WC.

Doorway From Main Lounge

leads to the Inner Hall.

Cloakroom/WC

With low-level WC and wash basin.

Garage/Store 10' 6" x 16' 11" (3.20m x 5.16m)

Annexe Extension:

Kitchen/Dining Room 15' 3" x 10' 9" (4.65m x 3.28m)
With a range of fitted units, and door off to utility space and store.

Ground Floor Bathroom

Inner hall doors into ground floor bathroom, with panelled bath and wash basin.

Living Room 17' 2" x 10' 3" (5.23m x 3.12m)

With windows to the side and rear elevations, overlooking gardens.

First Floor Landing

Staircase rising to landing area with doors off to

Bedroom Five 10' 7" x 10' 5" (3.23m x 3.17m)
With a window to the side elevation.

Bedroom Six 9' 10" x 7' 3" (3.00m x 2.21m)
With a window to the side elevation.

Bedroom Seven 10' 7" x 5' 10" (3.23m x 1.78m)
With a window to the side elevation.

Bedroom Eight 7' 4" x 6' 6" (2.24m x 1.98m)
With a window to the side elevation.

First Floor Cloakroom

With a low-level WC and pedestal wash basin.



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welcome to

Woodside Road, Blacon, Chester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A Remarkable and Unique Detached Property standing in a Large Plot
- Significantly Extended with up to 8 Bedrooms
- NB: significant structural issues with part of the building

Tenure: Freehold
EPC Rating: E
Council Tax Band: C

guide price

£250,000



Outside

The property is flanked by open farmland and bounded by fences and hedging.

Front

A long paved driveway with large shrubbery bed adjacent leads to parking and turning area and onto the garage entrance.

Principal Gardens

To side and rear elevations, the rear garden having a semi-enclosed courtyard and opening to a level unkempt garden space.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118227 - 0004

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