



Green Howards Road, Saughton Chester CH3 6FB

welcome to

Green Howards Road, Saughton Chester

* We are acting in the sale of the above property and have recieved an offer of £232,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. *



* We are acting in the sale of the above property and have recieved an offer of £232,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. * Nestled in a peaceful and sought-after residential street, this well-proportioned three-bedroom end-terraced home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Boasting a practical layout, modern convenience and a private garden, it is the perfect balance of comfort and functionality.

Upon entering, you are welcomed by a bright and airy hallway which leads to a generously sized living area - ideal for relaxing with family or entertaining guests. At the front, a generously sized kitchen provides ample storage and workspace. A convenient downstairs toilet completes the ground floor, adding to the homes practicality. Upstairs, the proeprty offers three well-proportioned bedrooms, each filled with natural light. Situated on a quiet residential street, this property enjoys the best of both worlds - a peaceful setting while still being close to local amenities, schools, shops and transport links, making everyday life easy and convenient.

Entrance Hall

Lounge

15' 1" x 15' (4.60m x 4.57m)

Kitchen

9' 5" x 8' 9" (2.87m x 2.67m)

Bathroom

Bedroom 1

7' 5" x 6' 8" (2.26m x 2.03m)

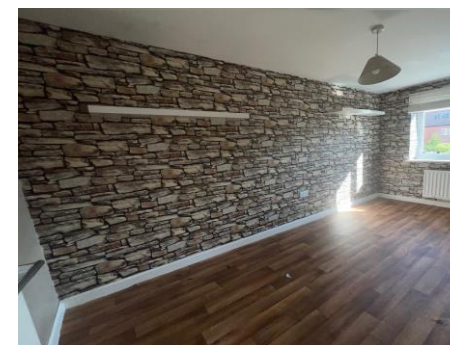
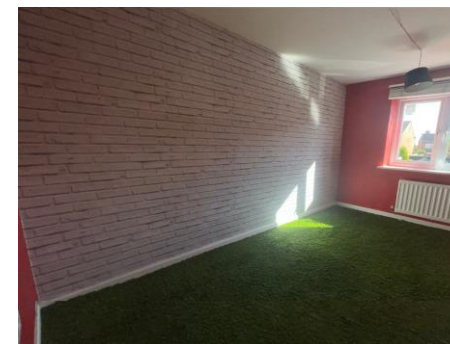
Bedroom 2

14' 3" x 7' 1" (4.34m x 2.16m)

Bedroom 3

8' 1" x 7' 9" (2.46m x 2.36m)

Bathroom



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welcome to

Green Howards Road, Saughton Chester

- Three Bedrooms
- Downstairs toilet
- Private Rear Garden
- Quiet residential street
- Council tax band

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

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CHS119276 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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