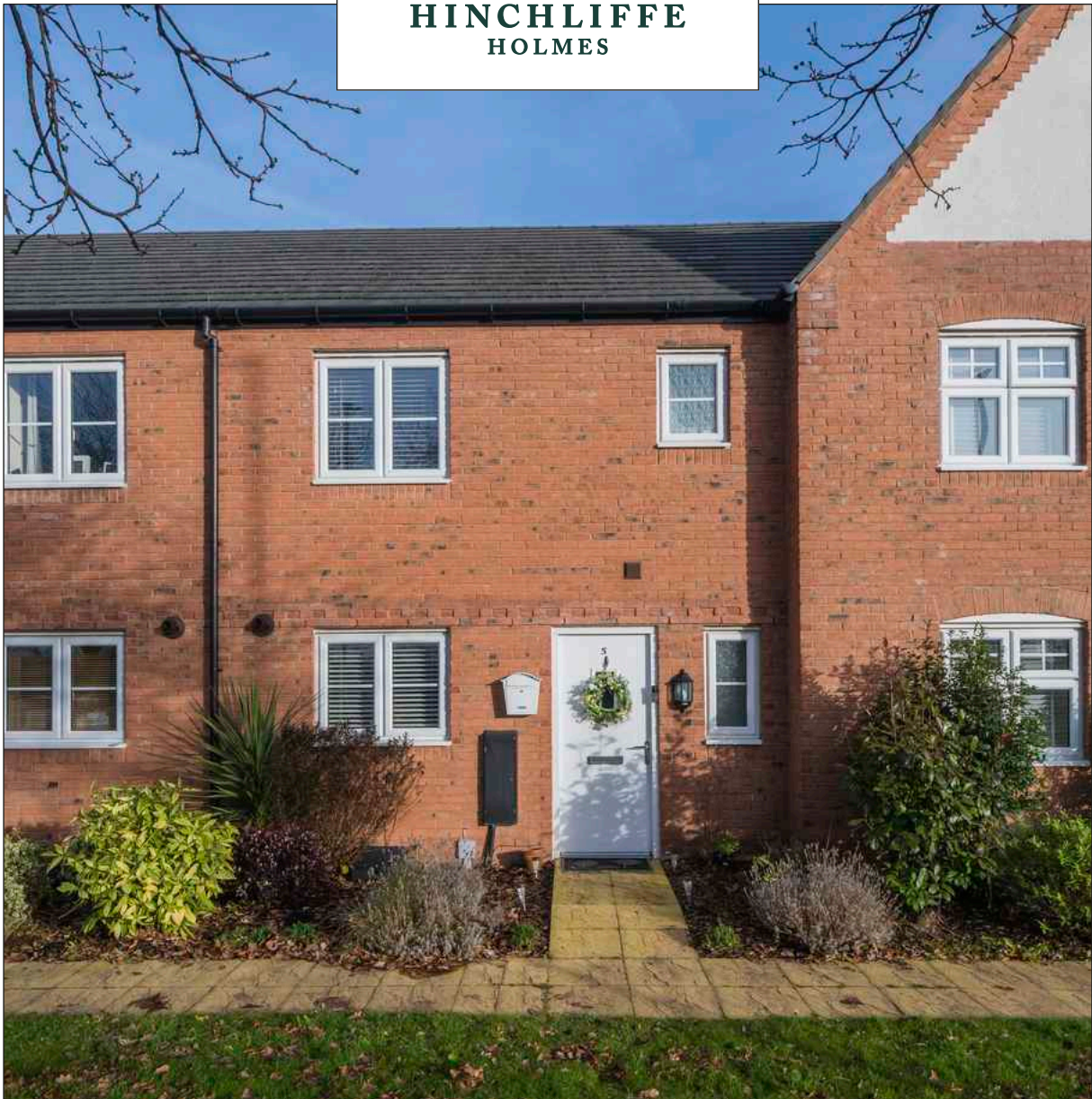


# 5 HIGHLANDER ROAD

Saighton | CH3 6DH



**HINCHLIFFE  
HOLMES**



*Situated in a popular sought-after location, a beautifully presented three bedroom terraced family home with superb flexible accommodation throughout. This property benefits from open plan family living, master bedroom with en suite, off road parking, and private landscaped garden.*



# 5 HIGHLANDER ROAD

Situated in a popular sought-after location, a beautifully presented three bedroom terraced family home with superb flexible accommodation throughout. This property benefits from open plan family living, master bedroom with en suite, off road parking, and private landscaped garden.

Saighton is a wonderful situation offering the best of both worlds, being on the edge of open countryside whilst being within easy striking distance of Chester City Centre and the A55 southerly by pass. There are a wide range of facilities in the nearby Huntington and Boughton including a Sainsbury's supermarket with the River Dee and Red House public house/restaurant also within easy striking distance. The property is also a short walk from the Rake & Pikel public house, whilst a co-op convenience store, garden centre and bus stop (with connections to Chester) can all be found on the edge of the development.

The close by Cathedral city of Chester is a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing restaurant and café scene and the new Story House theatre. It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens, Chester. Home to one of the oldest racecourses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis and other recreational sports. Opportunities for walking, boating and picnicking are immediately to hand. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. A direct and frequent rail service to London Euston takes about 2 hours.

## GROUND FLOOR

Entrance Hall  
Lounge-Dining Room  
Kitchen  
WC

## FIRST FLOOR

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bathroom

## OUTSIDE

Parking  
Gardens





KITCHEN

Be our guest













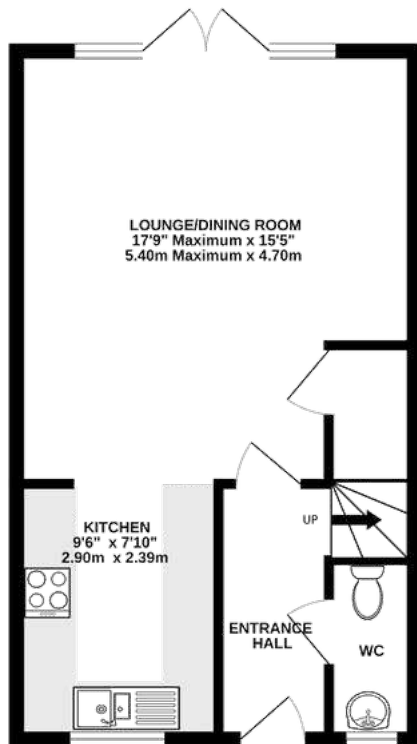




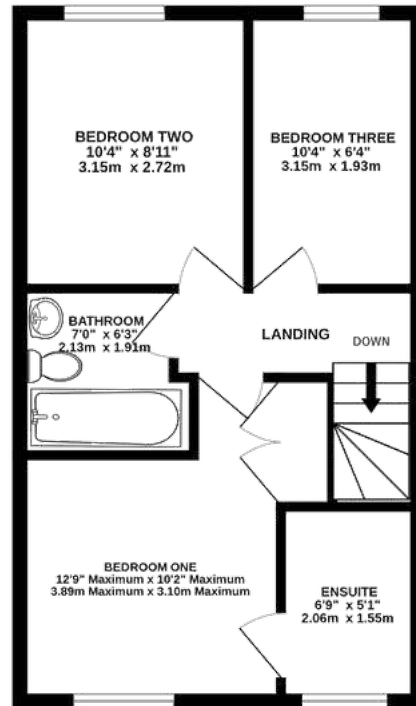




GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.


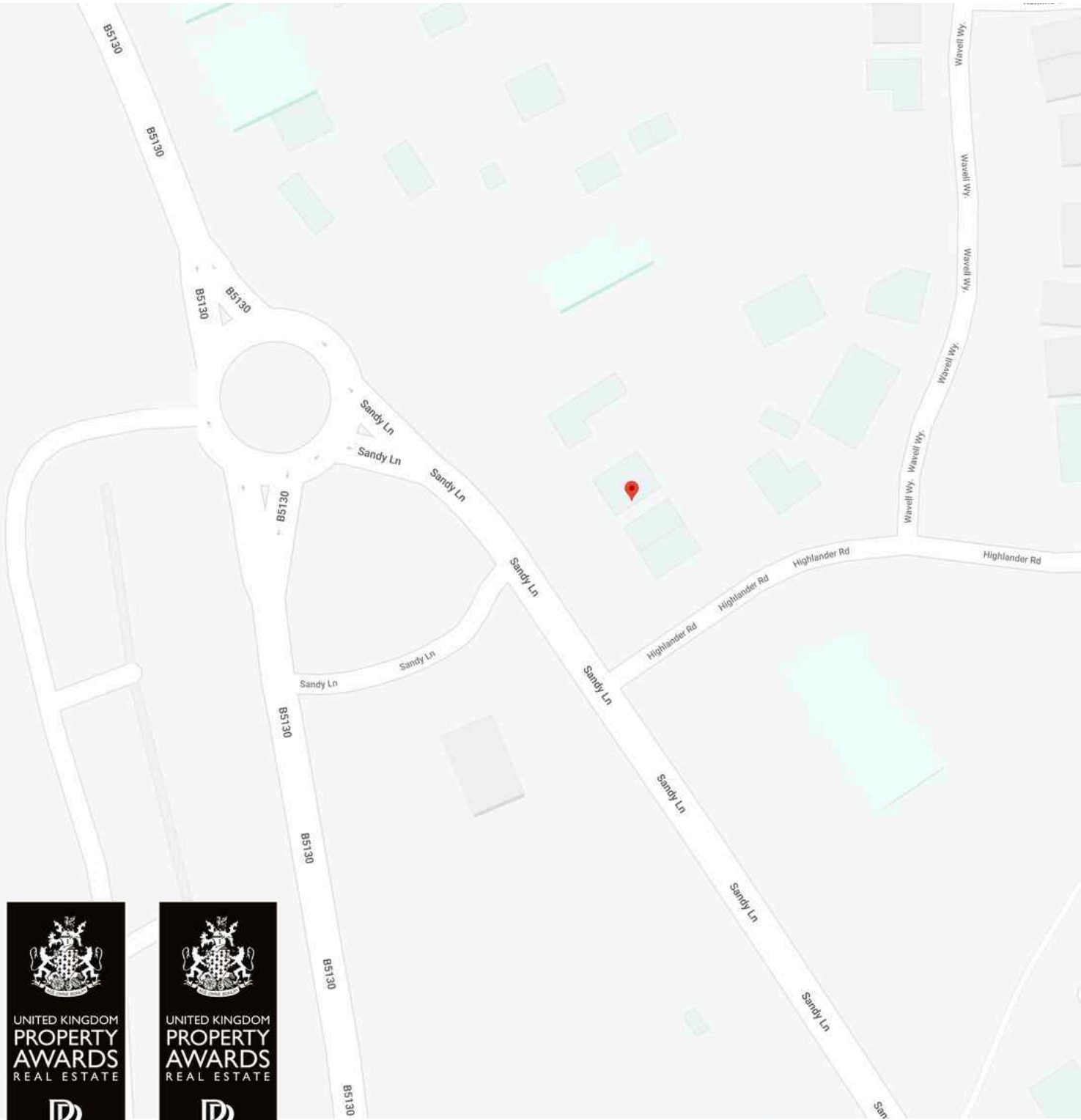
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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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REAL ESTATE




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AUTHORISED DEALER  
PELA WOOD

★★★★★


BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



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Ben Hinchliffe

2022-2023



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With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



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First time Buyer - Next Time Buyer  
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# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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