



## 9 GREEN BANK, CHESTER

OFFERS OVER £800,000

- DETACHED FIVE BEDROOM PROPERTY
- WRAP AROUND GARDEN
- THREE RECEPTION ROOMS
- DETACHED GARAGE
- POTENTIAL TO EXTEND
- PRESTIGIOUS ADDRESS

# 9 GREEN BANK, CHESTER, CH4 7EH



Welcome to 9 Green Bank, one of Chester's most prestigious residential addresses. This five-bedroom detached family home offers enjoys spacious accommodation, an abundance of natural light and mature gardens all within a private setting.

In recent years, the property has benefitted from an approved planning application for a single-storey extension to the front and a two-storey extension to the rear. This would create a much larger, open-plan ground floor space and a larger master bedroom on the first floor, plus an additional en-suite bathroom on the first floor.

Built in the mid-1980s, the property provides individually well-proportioned spacious accommodation with a wealth of internal features.

9 Green Bank is located in a cul-de-sac with no through traffic and is private from all angles. The property has a large driveway with plenty of off-road parking available. The property is approached through a large canopied timber porchway that leads into a welcoming hallway flooded with natural light. Doors lead off to a WC, study, gymnasium, large lounge with doors to the patio area, open plan kitchen breakfast room with built-in appliances, utility room with further appliances, another

large, light-filled sitting room, and a garden room with external access.

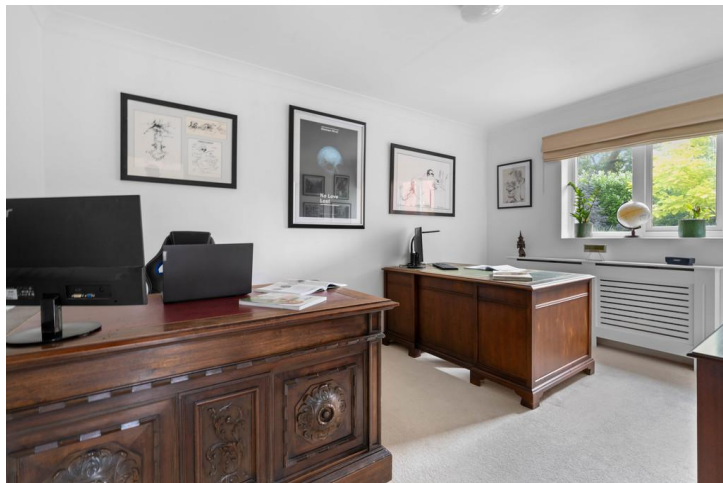
An L-shaped staircase leads up to the first floor, where you will find a master bedroom with fitted wardrobes, an en-suite with an attached dressing room, four further good-sized bedrooms, and a family bathroom fitted with a corner jacuzzi bath, corner shower, WC, and sink.

Externally, the property has a wrap-around garden with multiple seating areas and maintained lawns. The garden offers privacy with a conifer hedge surrounding the outside area. A detached single garage is accessed from the driveway, and there is also a separate garden shed.

Handbridge is conveniently situated within easy walking distance of the city centre, with its excellent range of shops, restaurants to suit every taste, schools, and leisure facilities. Handbridge itself provides a good range of shops for everyday needs, a church, pubs with restaurant facilities, and schools for all ages. Easy access is available within a short distance to the Business Park and the A55 Expressway, which gives access to North Wales and the motorway network for easy commuting to surrounding areas. The River Dee is close by, providing pleasant walks and leisure facilities, and

Grosvenor Park is easily accessed via the Suspension Bridge.

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## **Council Tax:**

Band G

## **Local Authority:**

Cheshire West and Chester Council

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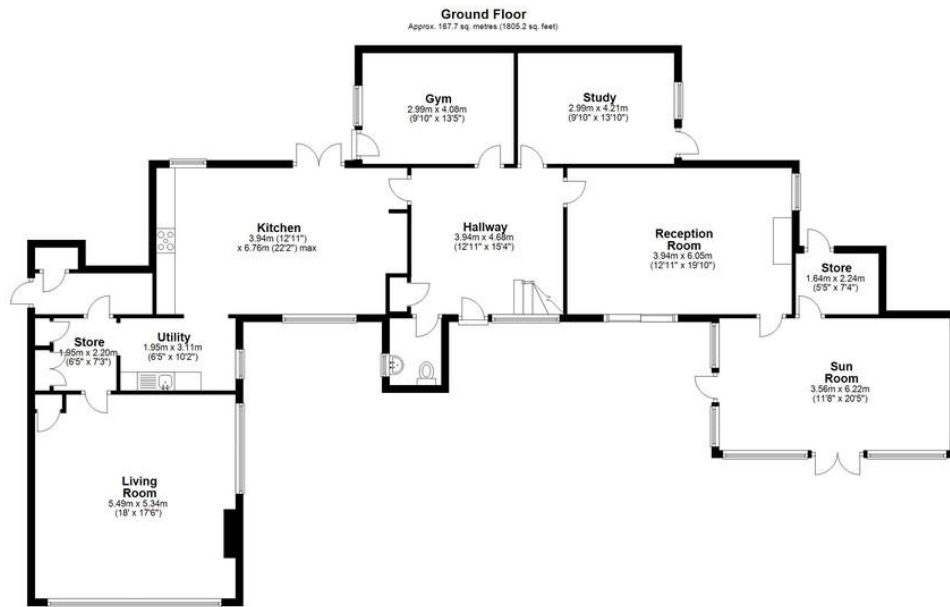


**Total Floor Area:**  
2,813 sq ft / 261 sq m

**Viewings:**  
By prior appointment with the agent

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Total area: approx. 261.3 sq. metres (2812.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements