



## STANLEY PARK DRIVE, SALTNEY, CHESTER

£225,000

- COMMANDING POSITION
- CLOSE TO CHESTER CITY CENTRE
- LARGE SOUTH FACING GARDEN
- THREE BEDROOM, TWO BATHROOM
- DRIVEWAY PARKING FOR THREE CARS
- SPACIOUS LIVING ACCOMMODATION



# STANLEY PARK DRIVE, SALTNEY, CHESTER

3 2 1 D  
BED BATH RECEPTION EPC

Nestled in a prime location near Saltney, this charming, larger-than-average, semi-detached three-bedroom, two-bathroom home is situated in a quiet cul-de-sac just two miles from Chester City Centre. Located in a family-friendly area, it boasts a prime position with a south-facing garden. NO ONWARD CHAIN and ready to move into.

The property is approached via a lawned front garden with a border and a tarmacked driveway. The front door opens into an inviting hallway, with a door leading to the living room and stairs ascending to the first floor. The living room is bright and spacious, featuring a large window overlooking the front garden and a charming feature fireplace. To the rear of the ground floor is a generous kitchen-diner with sliding patio doors opening onto the garden. The kitchen is arranged in a U-shape, comprising both wall and base units, and benefits from a recently installed hob and oven, with space for additional appliances. The kitchen has a useful storage cupboard that could even fit a tumble dryer.

Ascending the stairs to the first floor, a spacious landing leads to the bedrooms and family bathroom. The principal bedroom, located at the front of the property, is a spacious double room with an en-suite shower

room featuring a WC, sink, and shower cubicle. The second bedroom is another well-proportioned double, overlooking the rear garden. The third, spacious bedroom, faces the front of the property and offers a versatile space ideal for a child's bedroom or home office, providing flexibility to suit your needs. The family bathroom includes a three-piece suite with a toilet, sink, and bath with an overhead shower.

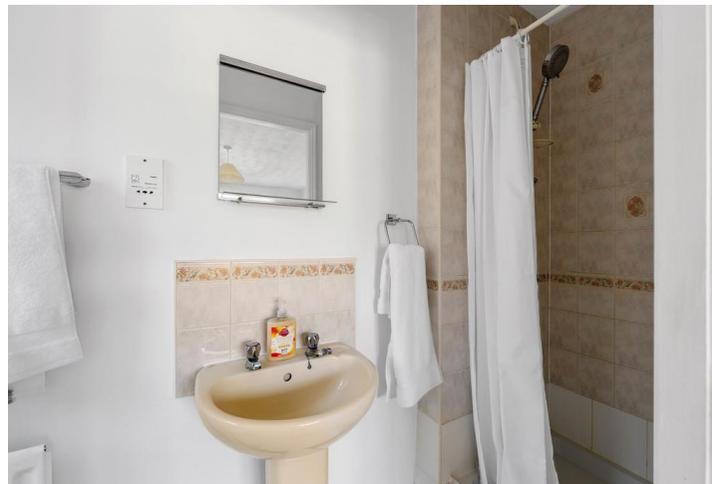
Externally, the property boasts a delightful south-facing garden, fully enclosed by a newly installed fence. The garden features a large lawned area, a patio space, and a useful garden shed for storage.

Location, the property is in the England side of Saltney falling under Cheshire West and Cheshire council, this home is situated within the highly sought-after Stanley Park development, built by Redrow and Harwood Homes in the 1990s. The area has since become an increasingly popular residential location. Chester Business Park, Broughton Retail Park, and Chester City Centre are all within easy commuting distance, with a regular bus service to the city centre just a short walk away. There are two local primary schools and a secondary school within easy reach. The property is well-served by amenities, with Asda and Morrisons supermarkets nearby, along with everyday essentials available in Saltney itself. The property is located near

to a bus stop that is on a direct route to Chester's city centre and the King's school.

- Redecorated throughout
- Newly fitted living room carpet
- High specification boiler installed in 2023
- New hob and oven in 2024
- Potential to extend
- No onwards chain

# STANLEY PARK DRIVE, SALTNEY, CHESTER



**Council Tax Band:** C

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 773 sq ft / 72 sq m

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**

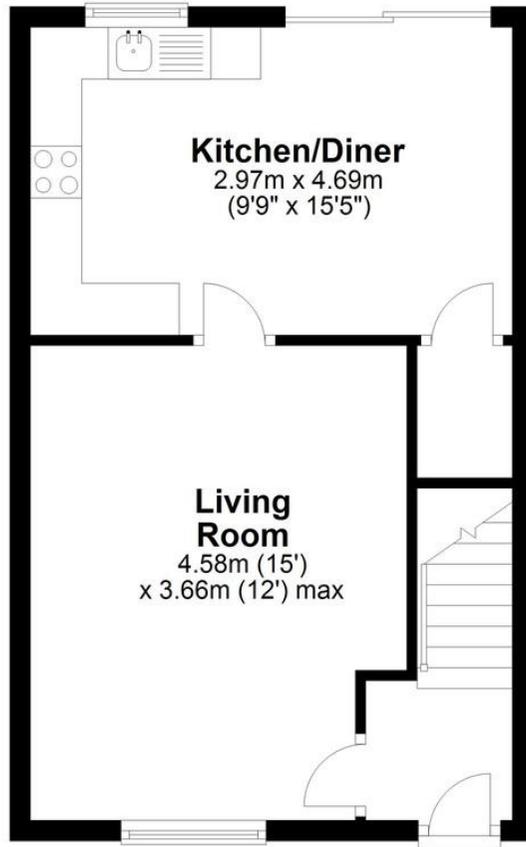
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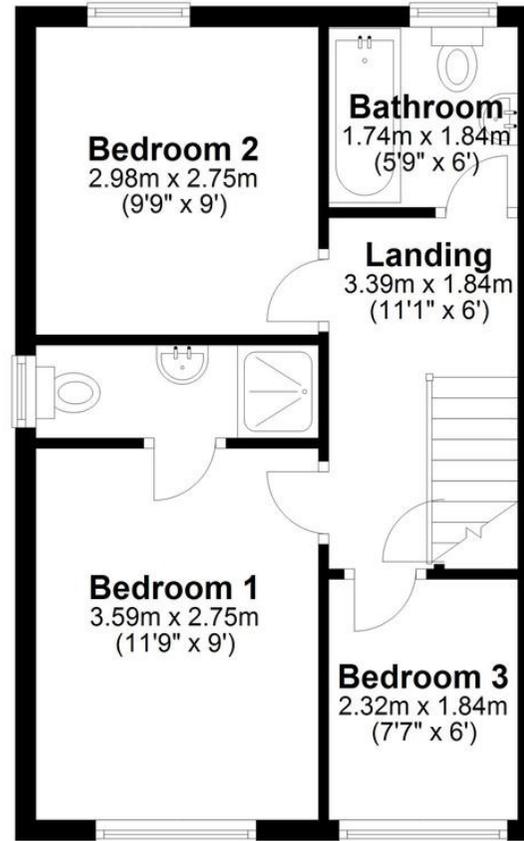
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## Ground Floor



## First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 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