



SAUGHALL ROAD, BLACON

£350,000

- LARGE SUNROOM
- NEW BOILER & DOUBLE-GLAZED WINDOWS
- EXCITING RENOVATION OPPORTUNITY
- GENEROUS GARDENS
- AMPLE OFF-ROAD PARKING
- HIGHLY SOUGHT-AFTER LOCATION



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3 2 3 TBC
BED BATH RECEPTION EPC

Nestled in a highly sought-after and convenient location within easy walking distance of a wide range of amenities, this detached bungalow presents a fantastic opportunity for modernisation. Offering flexible and generously proportioned living accommodation, the property has been well maintained over the years and benefits from recent upgrades including a new boiler and double-glazed windows.

There is scope for cosmetic updating throughout, making it ideal for buyers looking to refurbish and create a home tailored to their personal style. The bungalow also enjoys beautifully landscaped private gardens, a large sunroom, and a driveway providing off-road parking.

Upon entering, you're welcomed by a spacious entrance hall that sets the tone for the generous layout within. To the front is a bright and airy sitting room, featuring a large bay window that floods the space with natural light and a gas fire that adds a cosy focal point.

Leading off the hall are two well-sized double bedrooms and the main bathroom. A connecting room, currently used as a snug or reading nook, provides a

peaceful retreat and includes fitted cabinetry - ideal for storage or display. In total, the property offers three double bedrooms, including a more private third bedroom with its own ensuite bathroom.

At the rear of the property, a large dining room flows into the kitchen, creating a practical layout for everyday living. While the kitchen is fully functional, it offers excellent potential for modernisation and redesign. Beyond this space lies a generous sunroom with sliding doors opening onto the rear garden - perfect for enjoying the outdoors from the comfort of indoors.

Externally, the bungalow is set back from the road behind a neat front garden. The rear garden is a standout feature: large, beautifully maintained, and not overlooked, it includes a greenhouse, shed, and garage. The driveway provides ample parking for multiple vehicles.

Location

Saughall Road is situated on the edge of open countryside in a tranquil part of Blacon known locally as 'Little Saughall'. This well-regarded area offers the charm of a semi-rural setting with the convenience of being just a 5-10 minute drive from Chester city centre. A regular bus service operates nearby, adding further accessibility.

Local amenities are within easy reach, including shops, eateries, and medical services, while the nearby Greyhound Retail Park provides larger supermarkets such as Tesco and ASDA. The area is also well served by good primary and secondary schools, making it an excellent option for families.

For those needing to commute or travel further afield, the property offers excellent access to the M53 and M56 motorway networks, linking to Liverpool, Manchester, and beyond.

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Council Tax Band: D

Local Authority: Cheshire West and Chester Council

Total Floor Area: 1,572 sq ft / 146 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

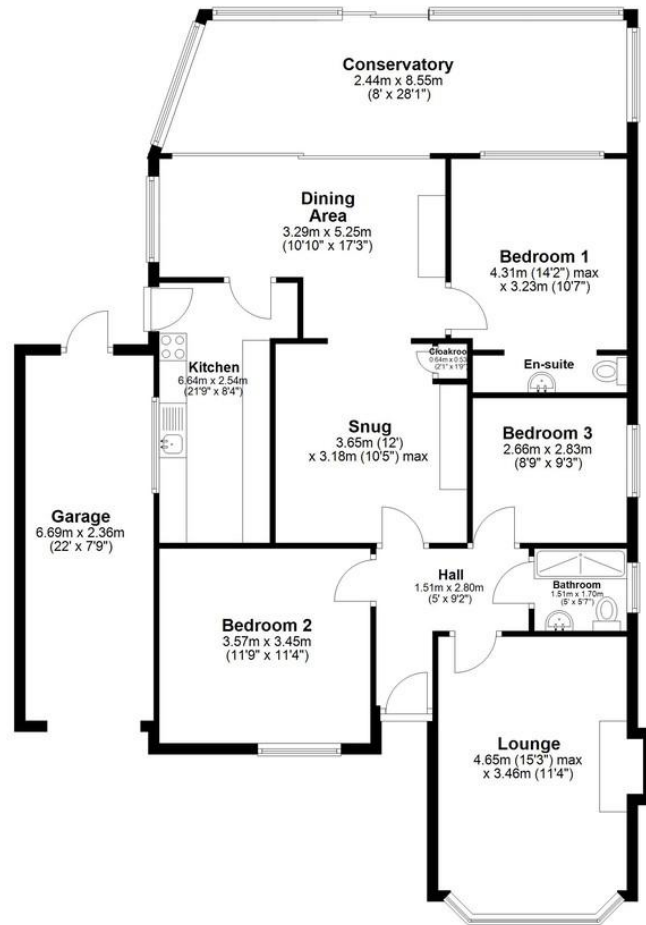
SAUGHALL ROAD, BLACON



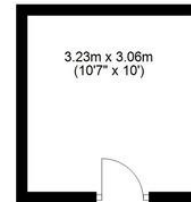
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Ground Floor



Garage



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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

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