



GARDEN LANE, CHESTER

£180,000

- INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- CURRENTLY TENANTED
- TWO RECEPTION ROOMS
- FLOATING FREEHOLD
- BACKING ONTO THE CANAL



GARDEN LANE, CHESTER

2
BED

1
BATH

2
RECEPTION

INVESTORS ONLY Offered for sale with a sitting tenant - Nestled in the desirable Garden Quarter and enjoying a picturesque backdrop of the Shropshire Union Canal, this charming two-bedroom mid-terraced house offers an appealing blend of character and practicality. Notably, the property benefits from a floating freehold, which allows the first floor to be wider than the ground floor.

Offered for sale with a long term sitting tenant paying £800.00 per month.

Upon entering this delightful 19th-century terrace through the front door, you are welcomed into a generously proportioned living room. A large window to the front provides plenty of natural light and the room has a gas fire. Moving through to the second reception room, that could be used as a dining area, you'll find a staircase leading to the first floor.

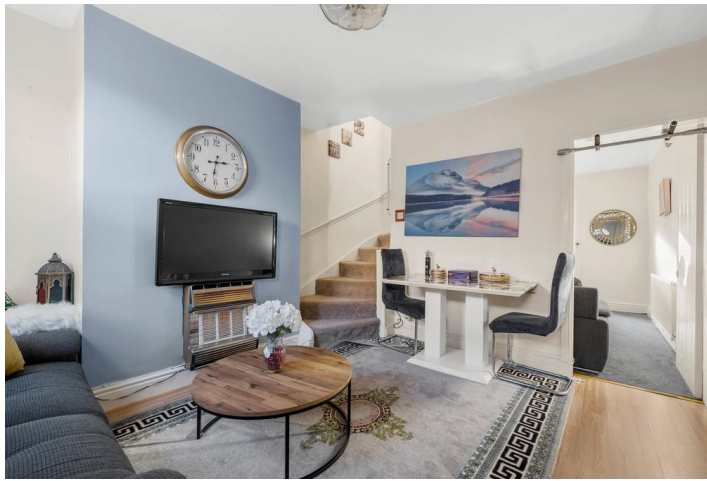
At the rear of the property is the kitchen, which features a range of white base and wall units complemented by sleek black laminate worktops. The kitchen includes a freestanding cooker, designated spaces for appliances, and a door providing access to the rear yard.

Ascending to the first floor, the accommodation continues to impress. At the front of the house, the principal bedroom spans the full width of the property, offering ample space for a double bed and additional furnishings. The second bedroom, also a double, overlooks the rear yard and offers versatility for use as a guest room, home office, or nursery. The bathroom completes the first floor and is fitted with a three-piece suite comprising a bath with an overhead shower, a WC, a washbasin, and an airing cupboard for convenient storage.

Externally, the property boasts a west-facing rear yard, ideal for outdoor relaxation or entertaining. A brick-built outbuilding provides additional storage, while on-street parking is available on Garden Lane and nearby roads without the need for a permit.

The Garden Quarter is one of Chester's most sought-after locations, renowned for its vibrant community and excellent local amenities, including a variety of shops, cafés, and pubs. The area also offers convenient access to tranquil towpath walks along the Shropshire Union Canal. Situated within easy reach of Chester's historic city centre, with its Roman heritage, charming boutiques, and cultural attractions, this property presents an exceptional opportunity for those seeking a blend of historic charm and modern



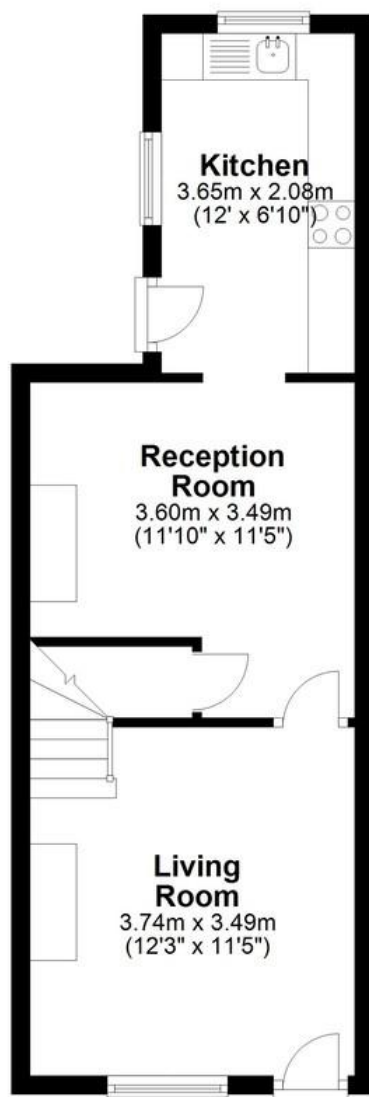


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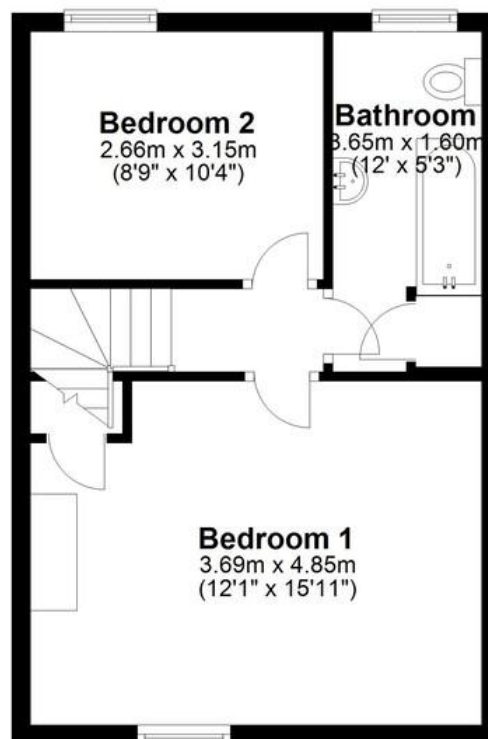
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Ground Floor



First Floor



TOTAL FLOOR AREA 752 sq ft / 70 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.
Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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