

# CHANGING HOME



Saughall Road | Blacon | Chester | CH1 5EY

£425,000

An immaculate, beautifully appointed and very spacious detached dormer bungalow with attractive gardens and ample parking. Hall, large living room, dining room, kitchen/diner, study, utility and downstairs bathroom. 3 double bedrooms and large bathroom upstairs. UPVC double glazed. Early viewing essential.

## Property Description

### LOCATION

The property is set in the mature residential area of Blacon which is on the western edge of Chester. There are local schools for all ages and shops. The City Centre is a short drive away and well served by public transport. The Greyhound Retail Park is close at hand.

### HALL

Accessed via a composite front door and with an impressive parquet floor. Radiator, large built in cupboard and 2 frosted UPVC double glazed windows.

### LIVING ROOM

11' 9" x 11' 10" (3.58m x 3.61m) and 12' 0" x 9' 8" (3.66m x 2.95m) bay and A very large main reception which had previously had been split into 2 rooms. With an engineered timber floor, UPVC double glazed bay window, timber mantle and radiator. UPVC double glazed French doors to the rear.

### DINING ROOM

13' 3" x 10' 9" (4.04m x 3.28m) plus bay. With picture rail and ceiling frieze. wood effect laminate floor and timber mantle. UPVC double glazed bay window and 2 further UPVC double glazed windows.

### KITCHEN

12' 4" x 18' 3" (3.76m x 5.56m) plus bay. With an extensive range of fitted floor and wall units together with an island unit. Bosch oven and grill. 5 ring gas hob with extractor hood over. 1 1/2 bowl stainless steel sink unit. Tiled floor and partly tiled walls. UPVC double glazed bay window to the side. Space for a washing machine and fridge/freezer. Radiator.

The kitchen extend into a rear lobby with a tiled floor, Velux roof window, 2 wall light points and UPVC double glazed French doors to the rear garden.

### UTILITY ROOM

6' 5" x 7' 4" (1.96m x 2.24m) With fitted floor and wall units. Stainless steel sink unit. Tiled floor, frosted UPVC double glazed window, Worcester boiler, radiator and space for a



washing machine.

### STUDY

7' 5" x 7' 6" (2.26m x 2.29m) With radiator and UPVC double glazed window.

### BATHROOM

11' 3" x 4' 9" (3.43m x 1.45m) A very well appointed bathroom with a white suite of a WC, wash hand basin and paneled bath with shower and screen. Tiled floor and partly tiled walls. Heated towel rail, extractor fan and spotlights.

### LANDING

With a built in cupboard and UPVC double glazed window to the front.

### BEDROOM 1

11' 2" x 18' 7" (3.4m x 5.66m) With 2 UPVC double glazed bay windows and 2 radiators. Eaves storage area.

### BEDROOM 2

11' 1" x 10' 9" (3.38m x 3.28m) With radiator and UPVC double glazed window.

### BEDROOM 3

12' 4" x 7' 10" (3.76m x 2.39m) with some restricted headroom With radiator and UPVC double glazed window.

### BATHROOM

10' 10" x 7' 9" (3.3m x 2.36m) A superb bathroom suite in white of a WC, wash hand basin and a large walk in shower cubicle. Tiled walls and partly tiled walls. 2 frosted UPVC double glazed windows. Spotlights.

### OUTSIDE

To the front is a neat lawn and large brick paved drive which extends to the side of the property and a timber gate gives access to the rear. At the rear is a superbly maintained landscaped garden with decked area, stone paved patio and a plethora of plants, shrubs and flowers.





## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements