



## 140 Saughall Road, Blacon, Chester, Cheshire, CH1 5EZ

Asking Price £245,000

- Three Bedroom Semi Detached
- No Onward Chain
- UPVC Double Glazed Windows and Doors
- Off Road Parking
- Front & Rear Garden
- Please Call 01244 380 380 To View

## 140 Saughall Road, Chester CH1 5EZ

PDA are delighted to bring to the market this three bedroom property. Situated in a much sought after location, this three bedroom semi detached house, offered for sale with no onward chain and offering the following accommodation:- Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Room, Three Bedrooms and a Family Bathroom. Off Road Parking and Gardens to the Front and Rear, this is a must see. Situated close to all local amenities and within easy commuting distance, via local motorway networks, to most major North West Cities together with easy access to Chester city centre or North Wales, whether it be by car or public transport.



Council Tax Band: B



### Brief Description

In brief the property comprises Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Room, Three Bedrooms and a Family Bathroom. Off Road Parking and Gardens to the Front and Rear, this is a must see. Situated close to all local amenities and within easy commuting distance, via local motorway networks, to most major North West Cities together with easy access to Chester city centre or North Wales, whether it be by car or public transport.

### Entrance Porch

With UPVC double glazed entrance door, tiled flooring and glazed door to:-

### Entrance Hall

With wall mounted radiator and stairs to the first floor and landing.

### Lounge

15'9" x 10'4"

With UPVC double glazed window to the front elevation, fire inset into a fire surround and wall mounted radiator.

### Kitchen/Dining Room

16'3" x 7'10"

With a range wall and base units with space and plumbing for a washing machine, space for a fridge/freezer, two UPVC double glazed window to the rear elevation, UPVC door to side and wall mounted radiator.

### Stairs to:-

First floor and landing with UPVC double glazed window to the side elevation and loft access

### Bedroom One

13'7" x 10'1"

With UPVC double glazed window to the front elevation, wall mounted radiator

### Bedroom Two

10'2" x 10'0"

With UPVC double glazed window to the rear elevation.

### Bedroom Three

8'0" x 6'0"

With UPVC double glazed window to the front elevation, wall mounted electric radiator.

### Bathroom

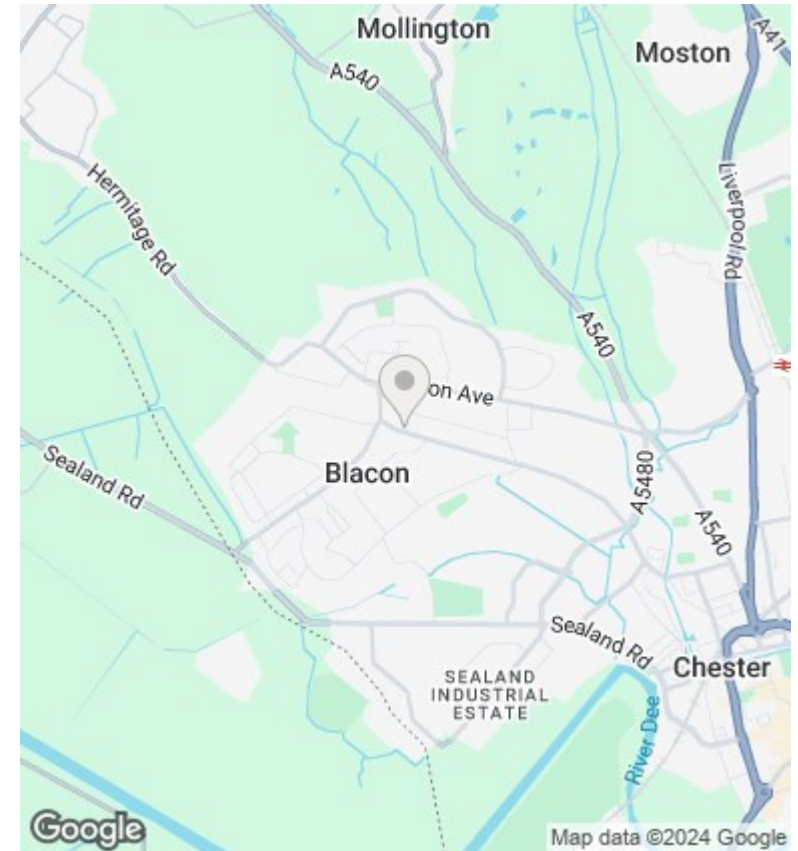
Fitted with a white three piece bathroom suite comprising of a bath with shower over, wc and wash hand basin. Mostly tiled walls, UPVC double glazed window to the rear elevation, wall mounted radiator and built in cupboard housing the wall mounted gas central heating boiler.

### Outside

To the front of the property there is gated access to a blocked paved drive providing off road parking and a lawned area with floral borders, gated access to the rear garden where there is a paved patio area together with planted borders and areas of lawn.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Located on Saughall Road Blacon Chester. Just a short distance from the city centre and our Blacon office.

## Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	