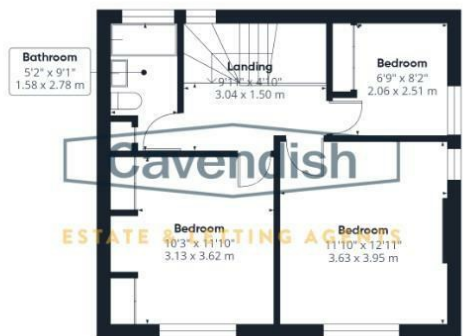


40 Southway, Blacon, Chester, CH1 5NN



## Floor 0



### Floor 1

Approximate total area<sup>(n)</sup>

1071 ft<sup>2</sup>99.6 m<sup>2</sup>

### Balconies and terraces

9 ft<sup>2</sup>

0.8 m

### Reduced headroom

14 ft<sup>2</sup>

1.3 m

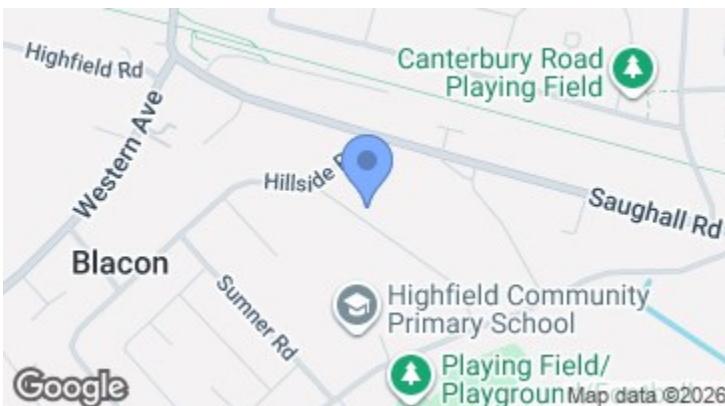
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                                                                                                                  | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 63                                                                                                                       | 75        |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p>  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                    |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC</p> |  |



## 40 Southway

Blacon, Chester,  
CH1 5NN

## Offers Over

£300,000

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Hallway

4.09 x 1.45 m (13'5" x 4'9")



The hallway features a bright area with a staircase leading to the first floor. It offers access to the kitchen, lounge, dining room, and downstairs WC. The neutral décor and red carpet add warmth and character to this welcoming entrance space.

Lounge

3.53 x 3.93 m (11'6" x 12'10")



This inviting lounge offers a bright bay window that fills the room with natural light, creating a welcoming space for relaxation or entertaining. The room features a traditional fireplace and coving to the ceiling.

Dining Room

3.63 x 3.59 m (11'10" x 11'9")



The dining room is a wonderful space with a walk-in bay window that provides plenty of daylight and views of the front garden. It comfortably accommodates a dining table and chairs, making it ideal for family meals or hosting guests.

Kitchen

2.57 x 2.83 m (8'5" x 9'3")



The kitchen is a practical area with a functional layout. It includes space for appliances such as a freestanding cooker and washing machine, with a door leading to the sunroom for convenient access to the garden. The attached pantry provides additional storage.

Sunroom

4.41 x 2.19 m (14'5" x 7'2")



The sunroom offers a bright and airy extension to the rear of the house with expansive glass panels and sliding doors opening out onto the garden. This versatile space is perfect for enjoying natural light while overlooking the outdoor area.

WC

1.46 x 0.91 m (4'9" x 2'11")



This WC is a convenient downstairs facility fitted with a toilet and small window for ventilation. It is finished with neutral wall coverings and simple trims to match the rest of the property.

Bedroom 1

3.63 x 3.95 m (11'10" x 12'11")



Bedroom 1 is a spacious double room featuring a large window that fills the room with natural light. It includes a fitted wardrobe and a dressing table area with overhead storage, providing ample space for clothing and personal items.

Bedroom 2

3.13 x 3.62 m (10'3" x 11'10")



This bedroom is a comfortable double room with a large window overlooking the garden. It is neutrally decorated with carpeted flooring and offers plenty of space for furniture and storage.

Bedroom 3

2.06 x 2.51 m (6'9" x 8'2")



A smaller bedroom, ideal as a child's bedroom, home office, or study. It benefits from a window providing natural light and a neutral décor scheme with practical flooring.

Bathroom

1.58 x 2.78 m (5'2" x 9'1")



The bathroom has a vintage feel with coloured suite comprising a bath with overhead shower, basin and toilet. The room benefits from a frosted window allowing natural light and ventilation.

Landing

3.04 x 1.50 m (9'11" x 4'11")



The landing provides access to all three bedrooms and the bathroom. It is a bright space with a window overlooking the garden, featuring a simple white décor and carpeted floor.

Rear Garden



The rear garden is a generous outdoor space with a large lawn bordered by mature trees and hedges, providing privacy and a natural feel. It includes a paved pathway, greenhouse and garden shed, making it a perfect area for gardening, outdoor dining and relaxing in the fresh air.

Garage



Complete with a pedestrian door to the side, power and lighting.

LOCATION

Southway is a well-positioned residential street in Blacon, offering excellent value just minutes from Chester city centre. Ideal for families and first-time buyers, the area features spacious terraced and semi-detached homes, many with gardens and modern upgrades. Residents benefit from a strong local community, good schools, and easy access to shops, healthcare, and public transport. Southway is also within walking distance of green spaces like the Countess of Chester Country Park and the Chester Greenway, perfect for outdoor activities. The location offers a peaceful suburban setting while still being well connected to major road networks and employment hubs. Recent regeneration in the area has brought improved infrastructure and growing local amenities. For buyers seeking affordability, convenience, and lifestyle in one place, Southway is a smart choice.

DIRECTIONS

Starting on Cuppin Street, head west toward Weaver Street, then turn left onto Weaver Street. Shortly after, take the first right onto Nicholas Street (A5268), and then turn left onto Watergate Street (A548), continuing to follow the A548

through Queensferry. After approximately one mile, turn right onto Stadium Way. Continue for 0.3 miles before turning left onto Saughall Road. At 1.9 miles, turn left onto St Chads Road, continue onto Blacon Point Road, and finally, turn right onto Southway.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*CHESTER - Viewing wording for Particulars

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

\*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

\*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

\*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

\*FREEHOLD

Believed to be Freehold

COUNCIL TAX BAND C