



FOR SALE

Greenlawn

Whitby Lane, Backford, Chester, CH1 6PH

Offers Over £490,000

3 DOUBLE BEDS	Detached PROPERTY TYPE	1,506 SQ FT (APPROX)	Freehold TENURE
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THE PROPERTY

Greenlawn is a stylish and deceptively spacious three double bedroom detached home, beautifully finished throughout and set on a generous plot in a private, semi-rural position on the rural fringe north of Chester. From the moment you arrive, the electric gated driveway and smart frontage set the tone, and inside the home delivers the kind of bright, sociable, move straight into living that is increasingly hard to find.

A covered porch leads into a wide and welcoming entrance hall, giving the ground floor an immediate sense of space and an easy flow between the rooms. To one side sits a separate living room, a comfortable and versatile space centred on a log burning stove, ideal as a cosy snug through the winter or a quieter retreat away from the main hub of the house.

That hub is the open plan kitchen, dining and sitting room, the real heart of the home. A large central island provides the natural gathering point, integrated appliances keep it clean and uncluttered, and wide French doors fill the space with light and open straight onto the pergola covered decking. A useful downstairs WC completes the ground floor.

Upstairs, the home offers three genuine double bedrooms. The principal bedroom enjoys its own well appointed four piece ensuite, while a further stylish three piece family bathroom serves the remaining two rooms.

Outside, the rear garden is a real highlight, with a generous decked area off the kitchen, a patio, an established lawn and a BBQ hut. Beyond it sits a run of versatile outbuildings, a home office, a further garden room and a large store. The hot tub is not included in the sale. To the front, a wide driveway behind an electric gate provides secure, gated parking for several vehicles.

KEY FEATURES

- Three double bedroom detached home
- Private, semi-rural setting north of Chester
- High quality finish throughout, move-in ready
- Open-plan kitchen, dining & sitting room with island
- Separate living room with log burner
- Four piece ensuite to the principal bedroom
- Versatile outbuildings: office, garden room & store
- Established, sunny garden for entertaining
- Secure electric gated driveway parking
- Freehold · Approx 1,506 sq ft



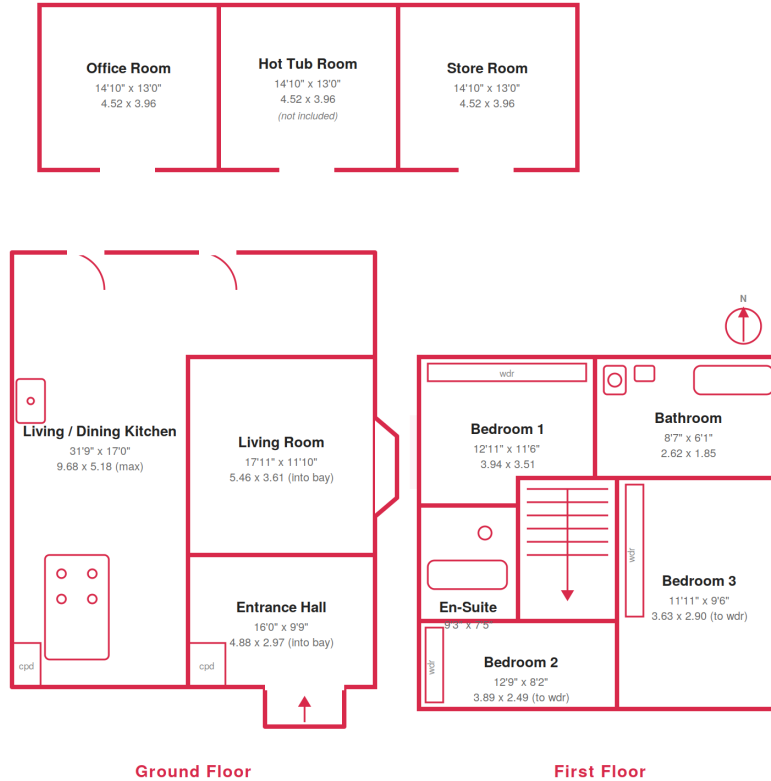
OPEN-PLAN LIVING



REAR GARDEN & VERANDA

FLOOR PLAN

SOLM PROPERTY



LOCATION

Greenlawn occupies a private, semi-rural position on Whitby Lane, set in open countryside on the northern fringe of the Chester area, between Backford and Little Stanney. It offers real peace and space while keeping good links in both directions, with Capenhurst station nearby for rail connections and the A41 and M53 giving easy access to Chester and the wider motorway network.

ARRANGE A VIEWING

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Material information: Tenure Freehold. Approximate gross floor area 1,506 sq ft. EPC rating and council tax band available on request. SOLM Ltd, registered office 80a Hough Green, Chester CH4 8JW. These particulars are for general guidance only and do not form part of any contract. Measurements are approximate. Prospective buyers should satisfy themselves as to the accuracy of any information relied upon.