

**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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



## 2 Oswald Way

Saighton, Chester,  
CH3 6GQ

**Asking Price  
£440,000**

An exceptional detached family home set within the highly sought-after Oswald Way in Saighton, Chester – beautifully presented and thoughtfully designed for modern living.

At the heart of the home is a stunning open-plan kitchen diner, created for both effortless family life and stylish entertaining. The sleek breakfast bar, integrated appliances and generous proportions provide the perfect space to cook, dine and gather, with ample room for a substantial dining table to host family and friends with ease.

The ground floor continues to impress with a bright and spacious lounge, flooded with natural light and offering a warm, welcoming retreat. A separate utility room and convenient downstairs WC add further practicality to this superb layout.

Upstairs, the impressive principal suite offers a private sanctuary, complete with its own contemporary en-suite shower room. Three further well-proportioned bedrooms and a stylish family bathroom provide flexible accommodation for growing families or those working from home.

Externally, the property enjoys a detached garage, EV charger, off-road parking and a beautifully landscaped garden – perfect for summer dining, relaxing evenings and entertaining outdoors.

Positioned within the ever-popular Saighton village, Oswald Way offers a peaceful residential setting while remaining just a short drive from Chester city centre. Excellent local amenities, highly regarded schools and convenient road links make this an ideal location for families and commuters alike.

## Location



6.06 metres. It features neutral décor and has double glazed French doors opening out to the rear garden, allowing plenty of natural light to fill the room. The layout comfortably accommodates multiple seating arrangements and offers a warm, inviting space for relaxation and entertaining.

## Kitchen/Dining Room

3.20 x 6.09 m (10'6" x 19'10")



Saighton is a highly regarded residential area offering excellent schooling options nearby, making it particularly popular with families. The local Co-op provides convenient everyday shopping, while excellent motorway links offer easy access to Chester, the wider North West, and beyond. The area is also well known for its pleasant walks, including scenic routes through nearby countryside and along the Shropshire Union Canal.

## Hallway



The hallway is welcoming and bright, featuring light wood flooring that extends into the kitchen/dining area. It leads to the living room, WC, kitchen/diner, and stairs to the first floor. The space is practical and well laid out, with clean white walls and modern fixtures, offering a useful entry point to the home.

## Living Room

3.23 x 6.06 m (10'6" x 19'10")



The living room is a spacious, bright area measuring 3.23 by

## Laundry Room

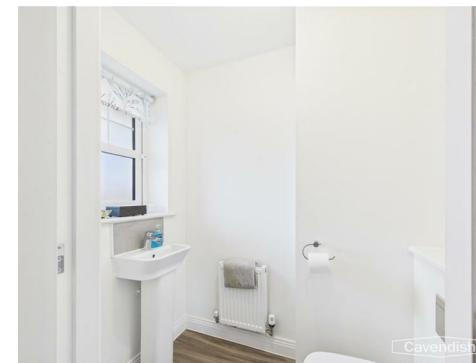
1.93 x 1.90 m (6'3" x 6'2")



The laundry room includes fitted units with a worktop, a sink, and plumbing for a washing machine, alongside a boiler mounted on the wall. There is a door leading directly outside, allowing convenient access to the garden and fresh air.

## WC

1.10 x 1.66 m (3'7" x 5'5")



The WC is fitted with a modern white toilet and a small hand basin, finished to a clean and simple standard with wood-effect flooring and white walls.

## Bedroom 1

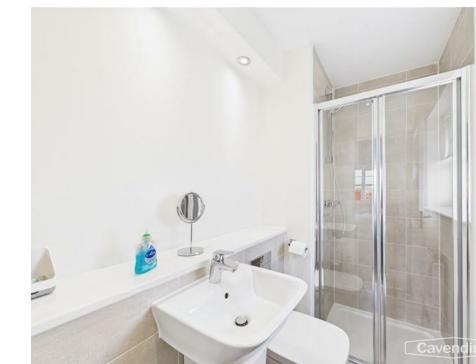
3.32 x 3.76 m (10'10" x 12'3")



Bedroom 1 is a generous double. It is bright with a large window overlooking the outside, fitted neutral carpeting. The room has ample space for furniture including a king size bed and there is a large built in cupboard, creating a comfortable and restful atmosphere.

## Shower Room

1.12m x 2.20m (3'8" x 7'2")



Fitted with a three piece white suite to include a stand in shower, WC and handbasin.

## Bedroom 2

3.29 x 3.27 m (10'9" x 10'8")



Bedroom 2 offers a good-sized double room with a window providing natural light. The neutral décor and carpeted floor create a calm space suitable for a variety of uses, from a guest room to a child's room.

## Bedroom 3

3.31 x 2.69 m (10'10" x 8'10")



Bedroom 3 again will accommodate a double bed. The room is carpeted and presented neutrally, with a window allowing daylight and a soft, peaceful feel.

## Bedroom 4

2.20 x 1.92 m (7'3" x 6'4")



Bedroom 4 is a good size room, carpeted with light-coloured walls and a window, ideal for a child's room or as a office space.

## Bathroom

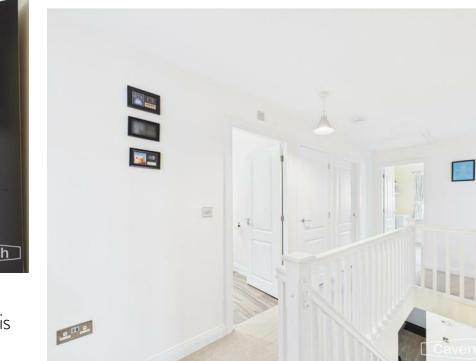
1.70 x 2.23 m (5'6" x 7'3")



The bathroom is a modern, fully tiled room featuring a bath with shower over, a wall-mounted basin, and a close-coupled toilet. The walls are finished with large grey tiles contrasted with white fittings, and a window provides natural light and ventilation. The floor has a wood-effect tile, completing the sleek and contemporary look.

## Landing

1.91 x 1.73 m (6'3" x 5'8")



The landing is bright and neutrally decorated, providing access to the bedrooms and bathroom upstairs.

## Rear Garden



The garden is a well-maintained outdoor space with a lawn bordered by a paved pathway and a gravel strip. It is fully enclosed with wooden fencing, offering a private and safe environment for outdoor activities and relaxation.

## Garage &amp; EV Charger

## 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.

## Viewing

By appointment through the Agents Chester Office 01244 404040.

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

## EXTRA SERVICES

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.

## FREEHOLD

To be confirmed by the purchasers solicitor.

## VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.