



5 SWORD STREET, CHESTER

£280,000

- Immaculate 2 Bedroom House
- Landscaped rear garden
- GCH
- Driveway Parking
- 2 Bathrooms
- Viewing essential

Ashton & Grosvenor

A Refined and Contemporary Two-Bedroom Home, Saighton, Chester. Set within a modern and thoughtfully planned development in Saighton, this beautifully presented two-bedroom terraced home offers an elegant blend of comfort, style and practicality. With landscaped outdoor space, upgraded finishes and private driveway parking, it provides an inviting retreat for downsizers, first-time buyers or couples seeking a high-quality home in a desirable village setting just moments from Chester.

Modern Comfort & Considered DesignThe interior has been enhanced with tasteful improvements by the current owners, creating a warm, contemporary feel throughout. The layout supports modern living, with a generous reception room, a sociable kitchen diner and two en-suite bedrooms – a rare luxury in homes of this size.Front reception room – spacious, calm and ideal for everyday livingStylish kitchen diner – perfect for relaxed meals and entertaining. Two en-suite bedrooms – boutique, hotel-style convenience Upgrades including black aluminium rear doors, fitted awning and a professionally landscaped garden.

Ground Floor

The entrance hallway leads into a beautifully presented reception room finished in a modern palette, offering flexibility for lounging, working or unwinding. A downstairs W/C is positioned within the entrance hall, providing convenient facilities for residents and guests.To the rear, the bright kitchen diner provides ample storage, integrated appliance provision and space for dining. New black aluminium doors frame views of the garden and open out to the seating area, creating a seamless indoor-outdoor flow.

First Floor

Upstairs, both bedrooms benefit from their own en-suite bathrooms, creating a boutique, hotel-style feel. Each room offers generous proportions, soft décor and a sense of calm – ideal for residents or visiting guests.

Outdoor Living & Practical Features

The rear garden has been professionally landscaped to create a private, low-maintenance sanctuary – perfect for morning coffee, evening relaxation or weekend entertaining. A fitted awning provides shade and shelter, extending the usability of the space throughout the seasons.To the front, private driveway parking adds everyday convenience.

Additional features include:Gas central heating, Enclosed rear garden

Location: Saighton, Chester

Positioned within a contemporary development in the sought-after village of



Saighton, the property enjoys a peaceful residential setting with excellent access to Chester, local amenities, schools, countryside walks and transport links. The area is known for its community feel, attractive surroundings and proximity to both city and rural lifestyle option





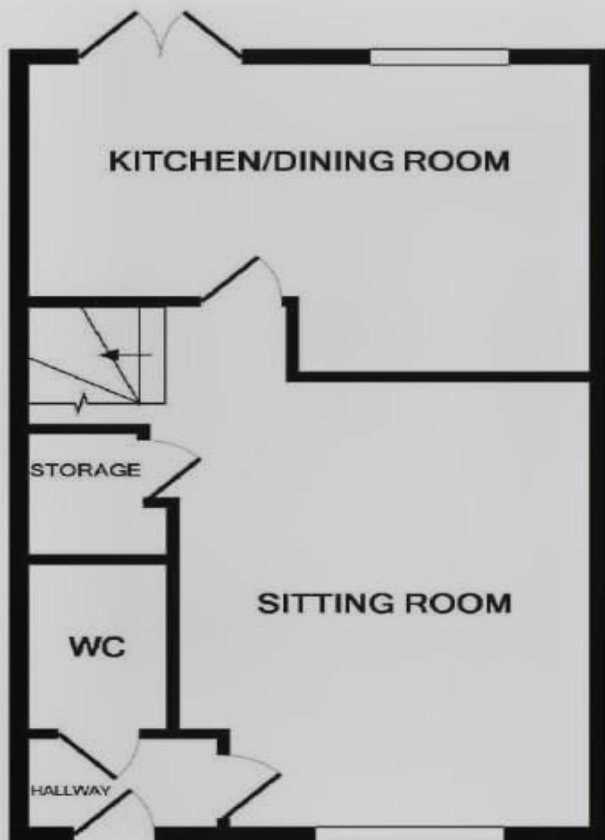
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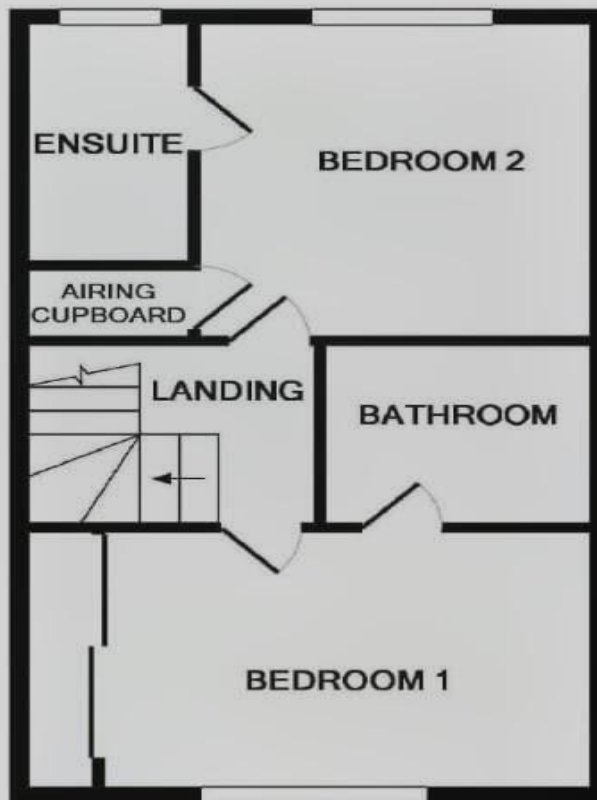
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GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester

TENURE

SERVICE CHARGE (PA)

GROUND RENT

EPC

Certificate Number : 9898-8076-7369-5558-7900

Score	Energy rating	Current	Potential
92+	A		97
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9898-8076-7369-5558-7900>

OFFICE CONTACT INFO

Ashton & Grosvenor

34 Charles Street, Hoole

Chester, CH2 3AY

01244 318115

admin@ashtonandgrosvenor.co.uk

ashtonandgrosvenor.co.uk