



20 Sandrock Road, Christleton  
Offers In Excess Of £360,000





## Sandrock Road, Christleton

### At a glance

- No onward chain
- Minutes' walk to the Good and Outstanding Christleton Primary, High School and 6th Form
- Excellent village amenities including store, pubs/inns, café, hairdressers, dentist and church
- More including pharmacist, doctors, barber and take away food in neighbouring Waverton
- So much potential for extending to include a Family Room and loft conversion
- Pleasant street setting with a lot of greenery
- Large hall
- Double doors between the lounge and dining room for a larger living/entertaining space



## Sandrock Road & Christleton

Sandrock Road sits within the heart of Christleton, one of Chester's most sought after villages. Families are drawn to its excellent schools, three welcoming pubs, village store, café, and easy access to countryside and canal walks. It's a quiet, attractive street where homes rarely come to market - especially those still offering genuine scope to grow.

### The Property

Number 20 is one of the few remaining 3-bedroom semis on Sandrock Road that still retains significant extension potential. With vehicle-width side access, a brick-built garage, and an exceptionally large rear garden, the plot offers opportunities for both side and rear expansion, as well as a future loft conversion (the loft is already floor-boarded).

### The Grounds

The rear garden is unusually generous for the street - peaceful, private, and beautifully established.

A patio leads onto a lawn with stepping stones running behind the garage. The garden then widens, creating a lovely additional sitting area. Steps rise to the upper lawn, surrounded by mature shrubs and planting and a tall rear hedge provides excellent privacy. The brick garage has light, power, and windows to the side and rear, making it ideal as a workshop, hobby space, or games room. It's a garden you truly need to experience in person - it's one of the standout features of this home.

### Accommodation

#### Porch & Hallway

A welcoming porch opens into a spacious hallway, giving the home an immediate sense of scale. A small understairs pantry provides useful storage space.



### Dining Room

Front facing with a bay window and pleasant outlook. Double doors connect to the lounge, allowing the two rooms to open into one larger entertaining space.

### Lounge

Enjoys a beautiful garden view through patio doors. Features a living flame gas fire and has been the heart of family life for many years.

### Kitchen / Breakfast Room

A bright galley style kitchen with windows to the side and rear, a breakfast bar, and space for under-counter appliances. A stable door opens onto a private patio.

### First Floor

#### Landing

Spacious and light.

#### Bedrooms

Two generous doubles - one front, one rear - each easily worthy of being the main bedroom. The third bedroom also enjoys a garden view. All three rooms include fitted wardrobes.

#### Bathroom

A good-sized four-piece suite (now ready for updating) with front and side windows for excellent natural light.





### Loft

Several neighbouring homes have completed loft conversions (including ensuites). Number 20's loft is already floor boarded, making future conversion straightforward.

### Summary

Number 20 Sandrock Road represents a rare chance to secure a family home with genuine potential to extend, set within one of Chester's most desirable village locations. The plot, garden size, and layout make this a standout opportunity for buyers wanting to create their long-term home.

















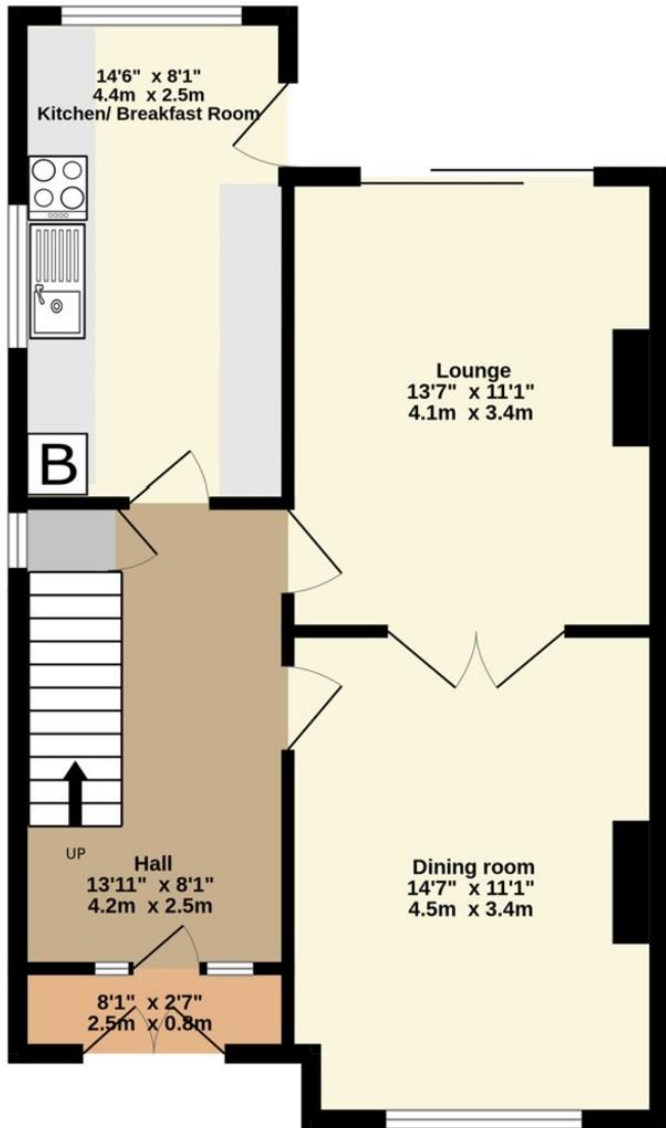




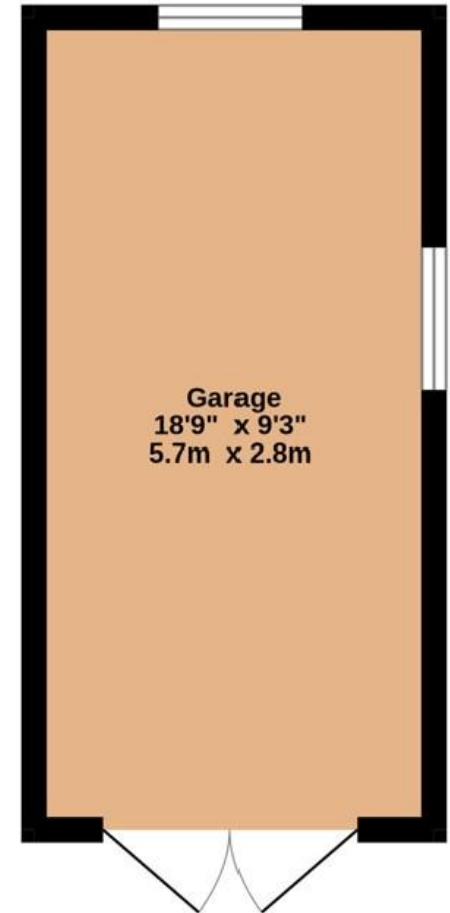
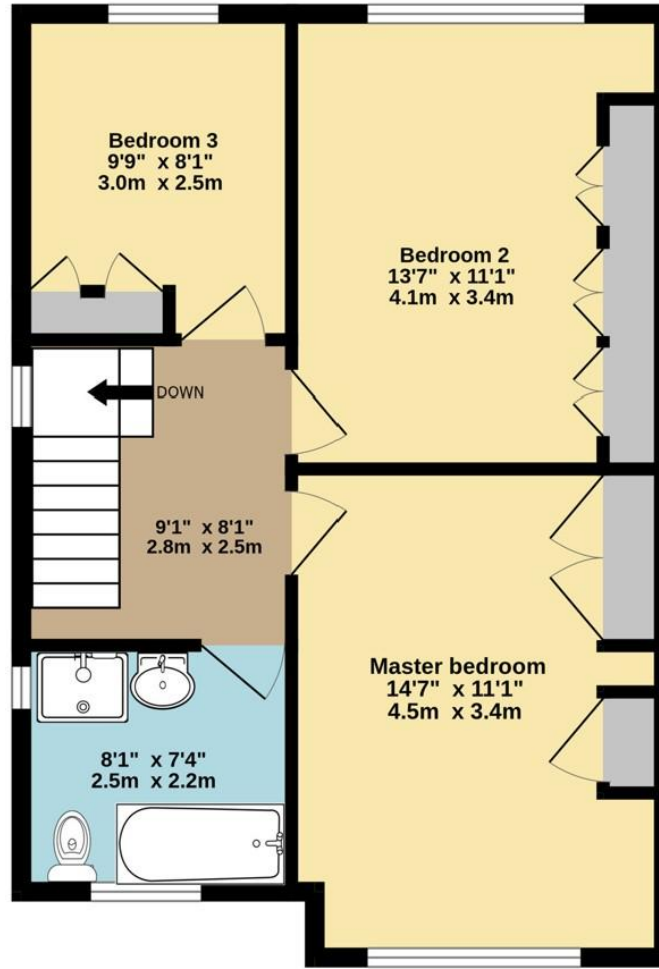




Ground floor  
553 sq.ft. (51.4 sq.m.) approx.



1st floor  
523 sq.ft. (48.5 sq.m.) approx.



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