



## SAUGHALL ROAD, BLACON, CHESTER

OFFERS IN EXCESS OF £200,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH GARDEN ACCESS
- LARGE, PRIVATE REAR GARDEN
- BACKS ONTO THE GREENWAY CYCLE PATH
- EXCELLENT RENOVATION POTENTIAL

# DWELL

# SAUGHALL ROAD, BLACON, CHESTER

2  
BED

1  
BATH

1  
RECEPTION

Offered to the market with no onward chain, this well-proportioned two-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a fantastic long-term home in a convenient and well-connected location.

The property sits on a generous plot and is particularly notable for its exceptionally large rear garden, which is not overlooked and backs directly onto the highly sought-after Greenway cycle and walking path, perfect for those who enjoy outdoor space with privacy.

The ground floor comprises a welcoming entrance hallway leading into a spacious living room stretching over 18ft, offering plenty of natural light and direct access to the rear garden via French doors. The separate kitchen sits to the front/side and provides scope for reconfiguration or extension (subject to permissions).

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom. The layout is practical and offers excellent potential for improvement or reconfiguration.

To the front, there is a private driveway providing off-road parking.

The rear garden is a standout feature, substantial in size, mainly laid to lawn, and enjoying a high degree of privacy. With mature boundaries and open views beyond, it backs onto the Greenway, offering direct access to scenic walking and cycling routes. There is also a detached wooden garage, providing storage. Neighbouring properties have extended their properties out two stories which could be a possibility subject to the necessary planning permissions.

Blacon is a popular residential area located just 2 miles from Chester city centre, offering a great balance of convenience and community living.





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# DWELL

## COUNCIL TAX

Band B

## LOCAL AUTHORITY

Cheshire West and Chester Council

## TENURE

Freehold

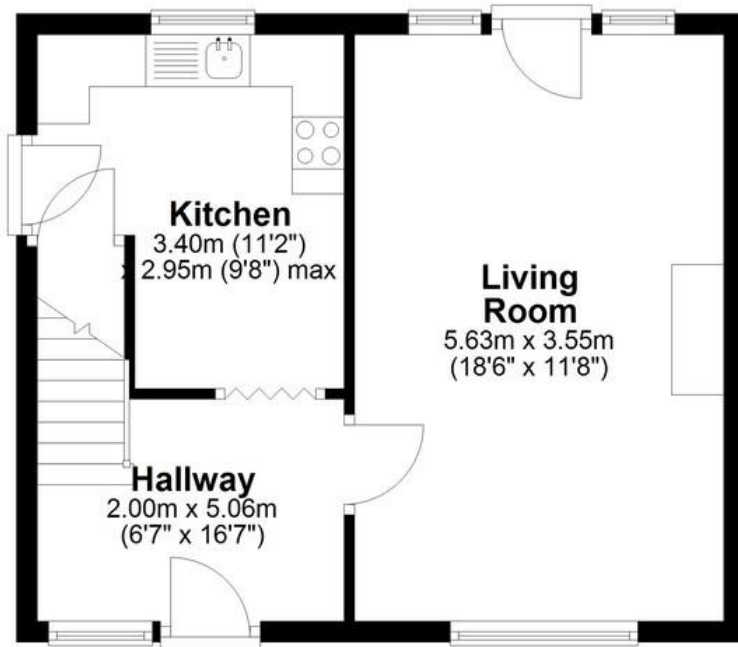
## SERVICE CHARGE (PA)

## GROUND RENT (PA)

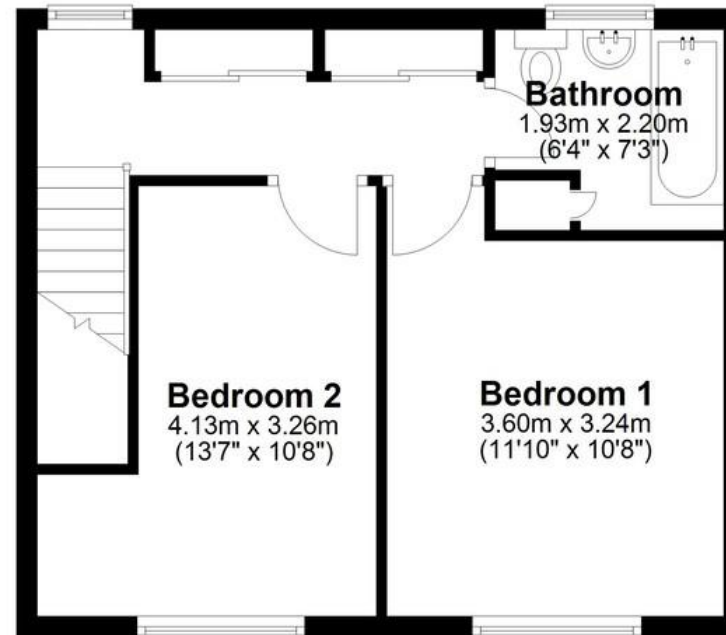
## EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C		76
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

### Ground Floor



### First Floor



**TOTAL FLOOR AREA 730 sq ft / 68 sq m**

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## OFFICE CONTACT INFO

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