



GARDEN LANE, CHESTER

£185,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- BACKS ONTO CANAL
- CLOSE TO CHESTER CITY CENTRE
- FLOATING FREEHOLD
- POPULAR LOCATION

DWELL

GARDEN LANE, CHESTER

2
BED

1
BATH

1
RECEPTION

Situated in the ever-popular Garden Quarter with scenic views backing onto the Shropshire Union Canal, this attractive two-bedroom terrace combines period charm with everyday functionality. The home also benefits from a unique floating freehold arrangement, allowing the upper floor to extend beyond the footprint of the ground floor.

Entering the property, you step into a bright and spacious lounge, where a large front-facing window fills the room with natural light. A gas fireplace adds a cosy focal point to the space. Beyond this is a second reception room, ideal as a dining room or additional living area, complete with stairs rising to the first floor.

Positioned at the rear, the kitchen is fitted with a selection of modern white wall and base units paired with contrasting dark work surfaces. There is space for freestanding appliances, including a cooker, and direct access out to the enclosed rear courtyard.

Upstairs, the property offers two well-sized double bedrooms. The main bedroom stretches across the full width of the house at the front, providing generous accommodation and room for additional furniture. The second bedroom overlooks the rear yard and could equally serve as a guest bedroom, nursery, or home workspace. The bathroom is

fitted with a white three-piece suite featuring a bath with shower above, WC, wash basin, and a useful airing cupboard for storage.

Outside, the west-facing courtyard enjoys afternoon and evening sun, making it a pleasant spot for relaxing or entertaining. A useful brick outbuilding offers extra storage space, while unrestricted on-street parking can be found nearby without permit requirements.

The Garden Quarter remains one of Chester's most desirable residential areas thanks to its strong community atmosphere and excellent selection of independent shops, cafés, bars, and local amenities. Residents can also enjoy easy access to picturesque canal-side walks, while Chester city centre - rich in history, shopping, and culture - is only a short distance away. This property represents a fantastic opportunity to enjoy character living in a highly convenient location.



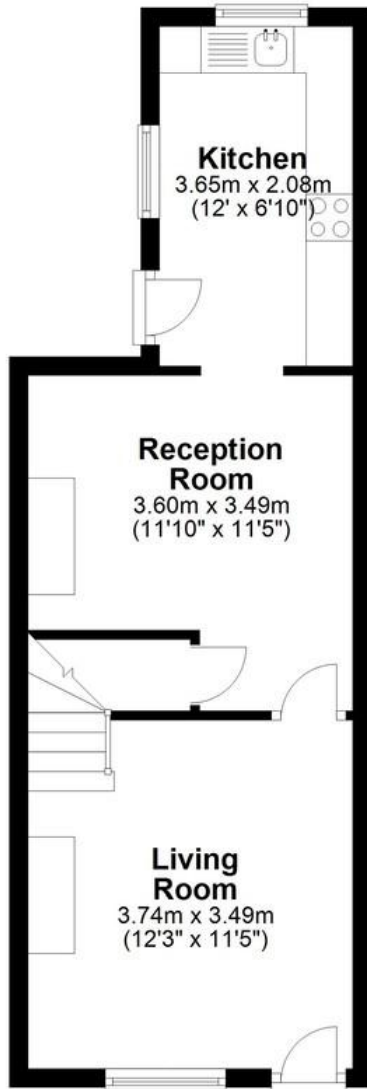


DWELL
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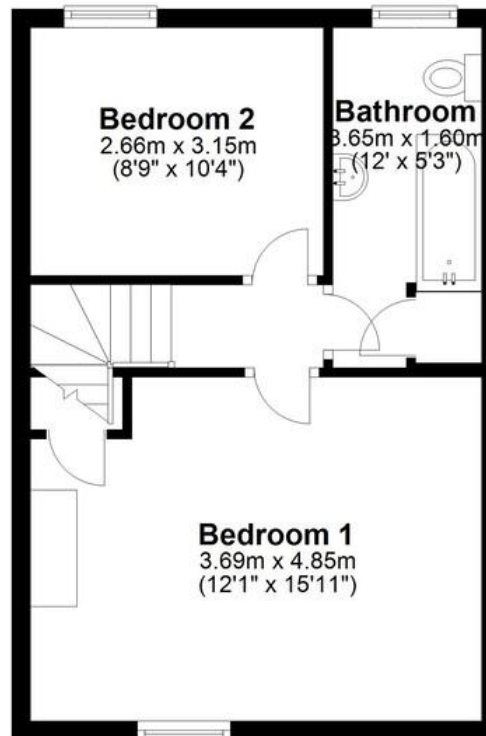


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 752 sq ft / 70 sq m

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

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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