



ST. CHADS ROAD, BLACON, CHESTER

AUCTION GUIDE PRICE £180,000

- AUCTION 30TH JULY 17:30
- CASH BUYERS OR PRE-APPROVED FINANCE ONLY
- CONSERVATORY
- DETACHED GARAGE
- SPACIOUS AND ESTABLISHED REAR GARDEN
- HUGE POTENTIAL

DWELL

ST. CHADS ROAD, BLACON, CHESTER

3
BED

2
BATH

2
RECEPTION

AUCTION - BIDDING OPENS 30TH JULY 2026 17:30
FOR SALE BY UNCONDITIONAL ONLINE AUCTION
– CASH BUYERS OR PRE-APPROVED FINANCE
ONLY

An excellent opportunity to acquire a three-bedroom semi-detached property requiring modernisation, offered for sale by unconditional auction with no onward chain.

Situated on a generous plot on the ever-popular St. Chads Road in Blacon, this property presents an ideal purchase for investors, developers, builders, or buyers seeking a renovation project. The property benefits from gas central heating and offers significant scope for refurbishment, remodelling, and value enhancement.

Ground Floor

The accommodation comprises an entrance hall leading to a spacious front lounge, enjoying good natural light and a pleasant outlook. To the rear is a separate sitting room, providing flexible additional living space suitable for use as a dining room, family room, or second reception room.

The sitting room opens into a bright conservatory overlooking the rear garden. The ground floor also features a kitchen with excellent potential for modernisation, a convenient downstairs W/C, and

a large understairs storage cupboard.

First Floor

The first floor offers three well-proportioned bedrooms, together with a shower room and separate W/C. Buyers may wish to reconfigure the layout as part of a wider renovation scheme to create a larger contemporary bathroom.

Externally

To the front, a substantial driveway provides ample off-road parking for several vehicles and leads to a detached garage.

The rear garden is a standout feature, being generous in size and well established. Offering excellent potential for landscaping and improvement, it provides ample space for family use, outdoor entertaining, or the creation of an attractive garden retreat.

Auction Opportunity

This property is being offered for sale by unconditional auction and is ideally suited to purchasers looking for a project with strong potential. Interested parties should ensure they have reviewed the legal pack and are in a position to proceed before bidding.



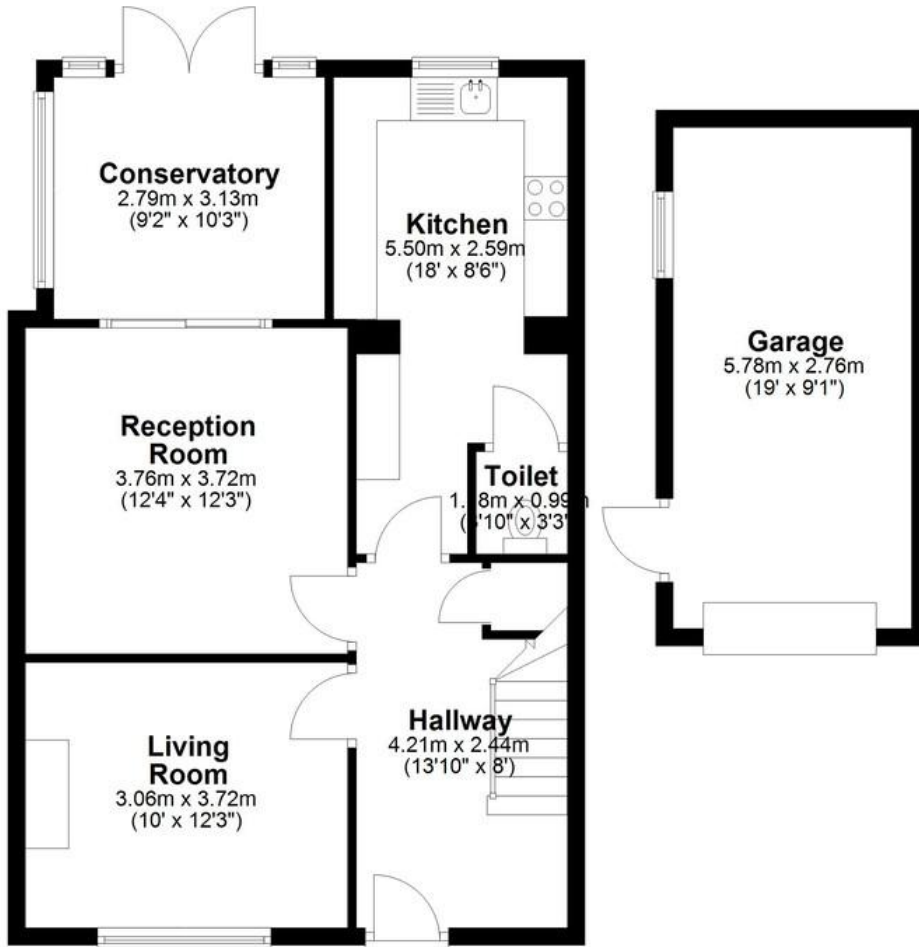


DWELL
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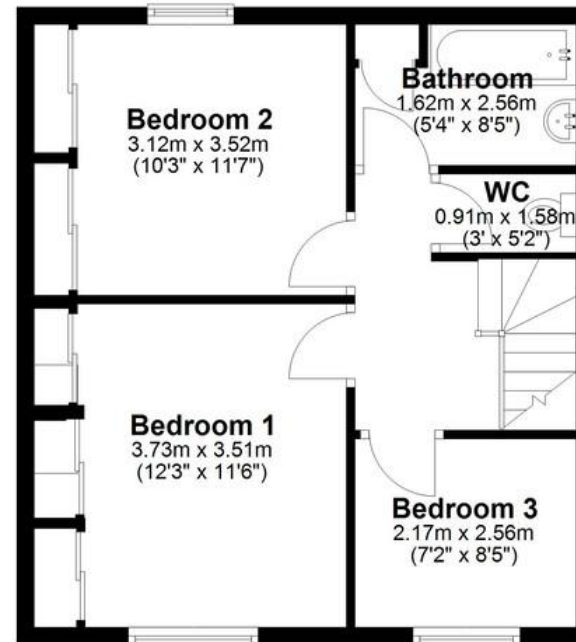


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 1,277 sq ft / 119 sq m

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

COUNCIL TAX

Band C

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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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