



## SURREY ROAD, CHESTER

£235,000

- RECENTLY MODERNISED THROUGHOUT
- NO ONWARD CHAIN
- STYLISH CONTEMPORARY KITCHEN
- SPACIOUS LIVING AND DINING AREAS
- MODERN FAMILY BATHROOM WITH SEPARATE WC
- NEUTRAL DÉCOR THROUGHOUT

# DWELL

# SURREY ROAD, CHESTER

3  
BED

1  
BATH

2  
RECEPTION

Occupying a pleasant position within the sought-after suburb of Newton, this attractive three-bedroom mid-terrace home offers well-balanced accommodation, modern interiors and generous outdoor space.

Recently modernised to a high standard, the property features a contemporary fitted kitchen with sleek units and integrated appliances, a generous dual-aspect living and dining space with sliding doors creating flexibility between rooms, and a modern family bathroom alongside a separate WC to the first floor. Upstairs, there are three well-proportioned bedrooms including an impressive principal bedroom.

Externally, the home enjoys attractive front gardens and a superb private rear garden with patio seating area, mature planting and brick-built storage sheds, providing an excellent outdoor space for entertaining and family living.

The property benefits from gas central heating, double glazing and tasteful neutral décor throughout, allowing buyers to move straight in with minimal work required.

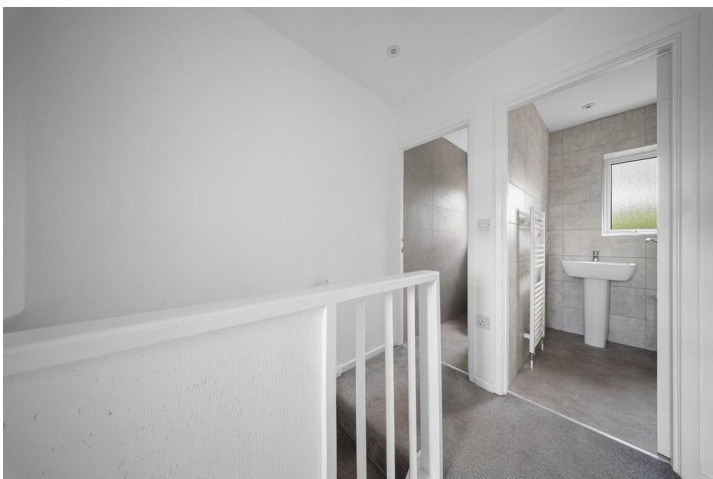
Surrey Road is conveniently positioned within easy reach of Chester city centre, offering excellent

access to a wide range of shops, restaurants, bars and leisure facilities. The property is well placed for commuters with easy access to the M53, M56 and A55 road networks. The area is particularly popular with families due to its proximity to a selection of well-regarded schools and local amenities, together with nearby green spaces and recreational facilities. Newton and the wider CH2 area are known for their strong community feel and convenient access to both the city and surrounding countryside.





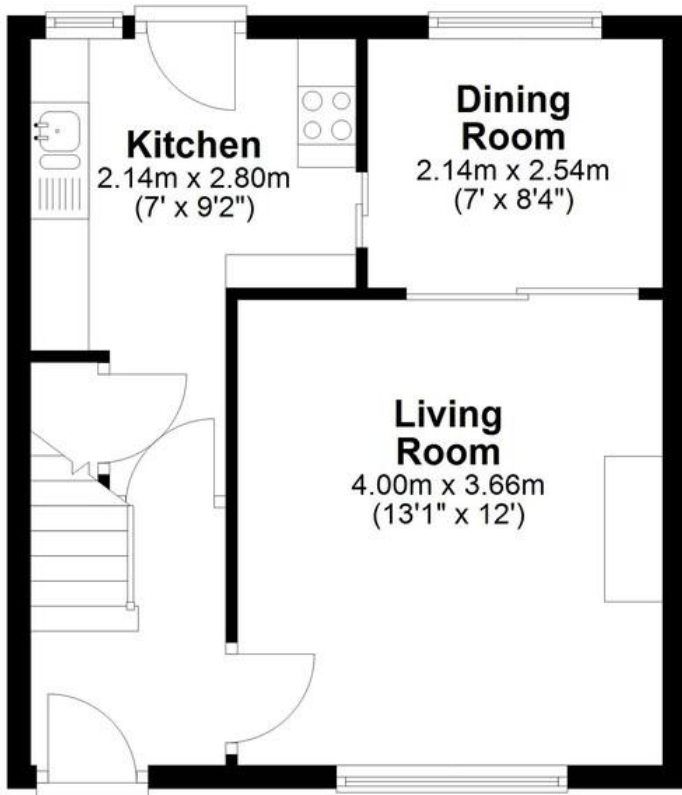
**DWELL**  
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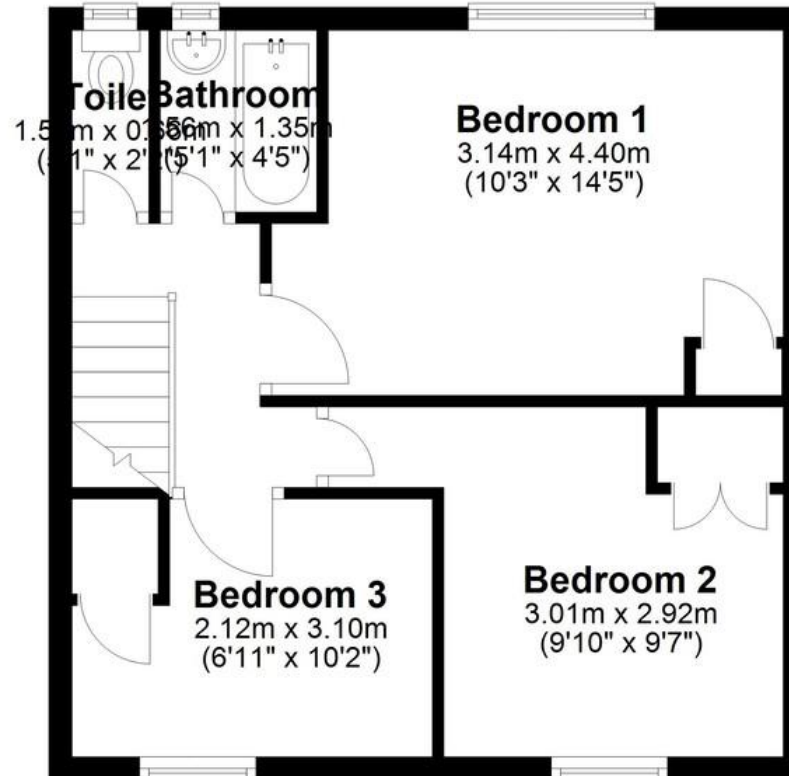


# DWELL

**Ground Floor**



**First Floor**



**TOTAL FLOOR AREA** 773 sq ft / 72 sq m

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

**COUNCIL TAX**

Band

**LOCAL AUTHORITY**

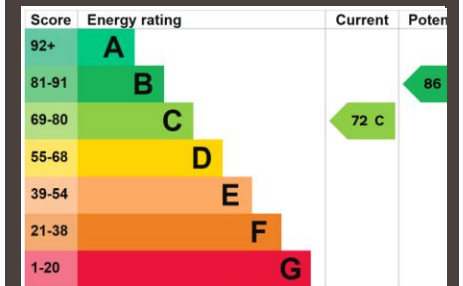
**TENURE**

Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**



**OFFICE CONTACT INFO**

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