



CARVER ROW, SAUGHTON, CHESTER

£290,000

- OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS REAR GARDEN
- AIR SOURCE HEAT PUMP
- PARKING FOR TWO VEHICLES
- EV CHARGING POINT

DWELL

CARVER ROW, SAIGHTON, CHESTER

3
BED

2
BATH

1
RECEPTION

A modern three-bedroom home situated in the ever-popular Saighton development, with a generous rear garden, parking for two vehicles, an electric car charging point and an energy-efficient air source heat pump.

The real heart of the home is the open-plan ground floor, where the kitchen, dining and living areas come together to create a bright and sociable space. It is a layout that works particularly well for both day-to-day family life and entertaining, with the dining area opening directly onto the garden.

The kitchen offers a good amount of storage and workspace, while a useful downstairs WC/utility room provides valuable additional practicality.

Upstairs, there are three well-proportioned bedrooms, along with further storage.

Outside, the generous rear garden provides plenty of space for children to play, summer entertaining or simply relaxing outdoors. The property also benefits from parking for two vehicles and an electric car charging point.

An air source heat pump helps to improve the home's energy efficiency and can contribute

towards lower household running costs.

Carver Row forms part of the popular Saighton development, a well-regarded location with a strong community feel and convenient access to Chester and the surrounding road network.

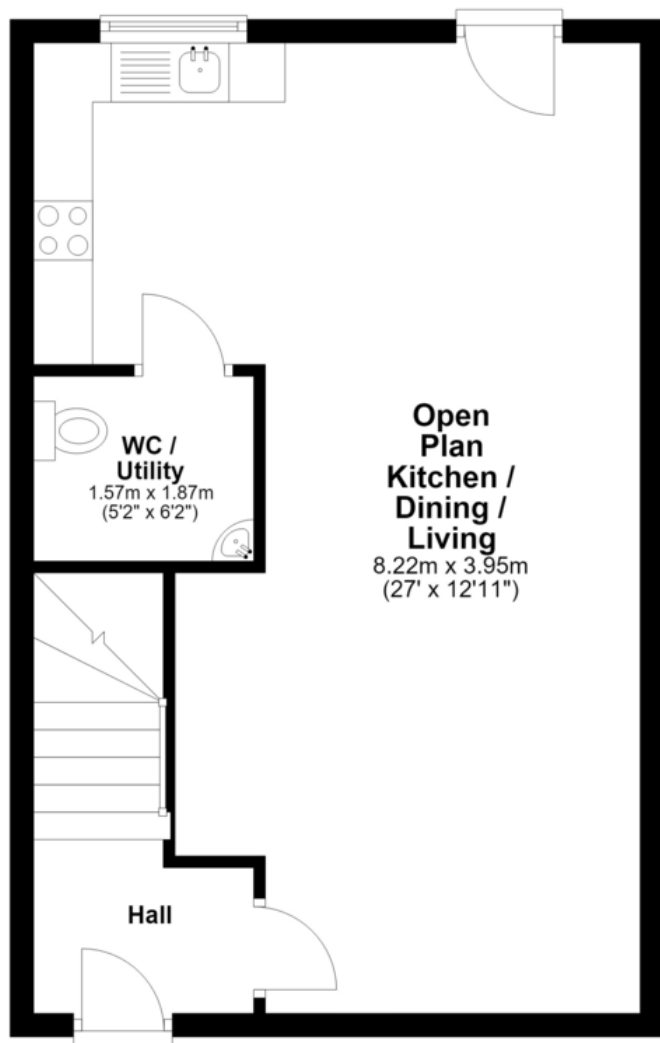




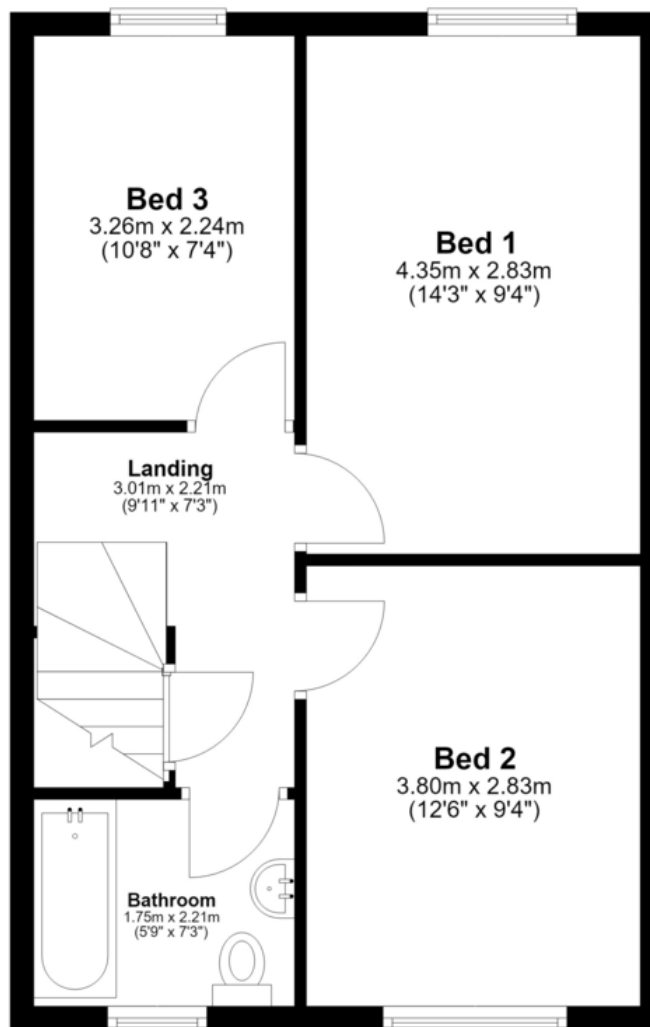


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 913 sq ft / 85 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	Pote
92+	A		
81-91	B		88
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk