



## SAUGHALL ROAD, BLACON

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### OFFERS OVER £250,000

- DETACHED BUNGALOW
- LARGE GARDEN
- SPACIOUS KITCHEN DINER
- OFF ROAD PARKING
- POPULAR LOCATION
- COMBINATION BOILER

# 286 SAUGHALL ROAD, CHESTER, CH1 5HQ



Located in a popular and highly convenient area within walking distance of amenities, this detached bungalow offers flexible living accommodation. The property boasts landscaped private gardens and a driveway providing off-road parking.

Upon entering through the front door, you are welcomed by a spacious entrance hall that leads into a cosy front sitting room, featuring a bay window and electric fire. Towards the rear, there is a large kitchen with ample cupboard space and room for appliances. The property comprises two double bedrooms, both of which are serviced by a shower room.

Externally, the property is set back from the road with a front garden, and a fantastic-sized rear garden that is not overlooked from any direction. There is also a driveway that can accommodate a couple of cars.

Saughall Road is situated on the edge of open countryside on the outskirts of Blacon, in an area affectionately known as 'Little Saughall'. The property is conveniently located for Chester city centre, being approximately 10-15 minutes away by car, with a regular bus service in close proximity. There is a range of quality amenities nearby, including shopping facilities, as well as more extensive options at the

Greyhound Retail Park, which includes Tesco and ASDA supermarkets, approximately 5-10 minutes away by car. Local schooling is available at both primary and secondary levels, and the property benefits from excellent communication links via the M53/M56 motorway networks.



# 286 SAUGHALL ROAD, CHESTER, CH1 5HQ



## **Council Tax:**

Band C

## **Local Authority:**

Cheshire West and Chester Council

### Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Urban Sale and Let  
 19 Charles Street  
 Hoole  
 Chester  
 Cheshire  
 CH2 3AY

01244350300  
 info@urbansaleandlet.co.uk  
 www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements