



89 SAXON WAY, CHESTER

£210,000

- NEWLY INSTALLED BATHROOM
- THREE BEDROOM SEMI
- OFF ROAD PARKING
- QUIET LOCATION
- OPEN PLAN LIVING SPACE
- SITUATED IN BLACON

89 SAXON WAY, CHESTER, CH1 5JL



A modern and spacious three-bedroom semi-detached property located on a quiet, tree-lined residential road, recently updated by the current owners.

The property is set back from a sought-after tree-lined road with excellent amenities nearby, including well-regarded schools, a range of local shops, easy access to motorway links, frequent bus services, and Chester city centre approximately a 10-minute drive away.

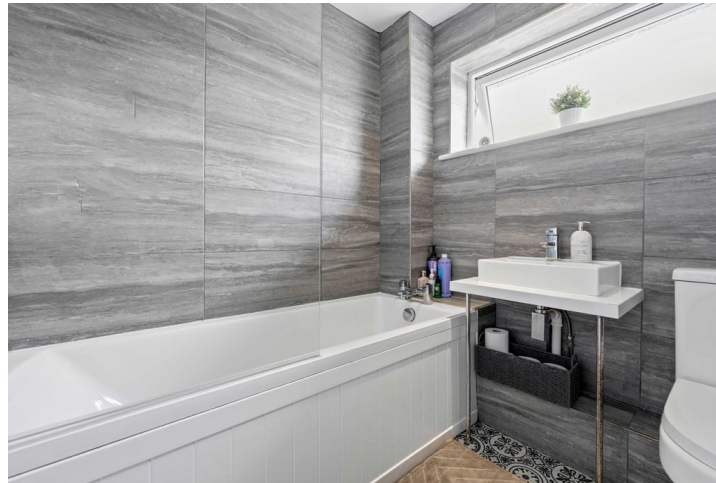
Upon entering through the front door, you are greeted by a welcoming porch with double doors leading into a generous living room featuring a wood-panelled wall and a gas fireplace with a marble surround. Two windows to the front fill the room with natural light. The living room seamlessly flows into the dining room, which has a bare brick feature wall and French doors opening onto the garden. The kitchen is well-equipped with ample cupboard space, grey shaker-style wall and base units, and black granite-effect worktops.

Upstairs, the master bedroom is situated at the front of the property and includes a fitted wardrobe with sliding doors. Bedroom two is a good-sized double room overlooking the garden, complete with a fitted cupboard. Bedroom three is a single room currently used as a home office. The three bedrooms share a

modern, newly fitted bathroom, which includes a bath with an overhead shower, a WC, and a sink.

Externally, the property features a driveway and a small lawned area with borders to the front. To the rear, there is a fantastic garden divided into a patio, lawn, and a raised decked area, along with a wooden storage shed.

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Council Tax:

Band B

Local Authority:

Cheshire West and Chester Council

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Total Floor Area:

780 sq ft / 72 sq m

Viewings:

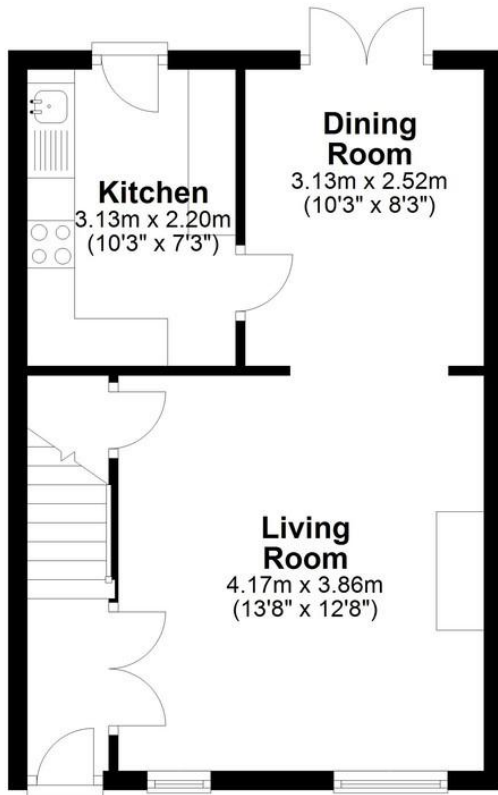
By prior appointment with the agent

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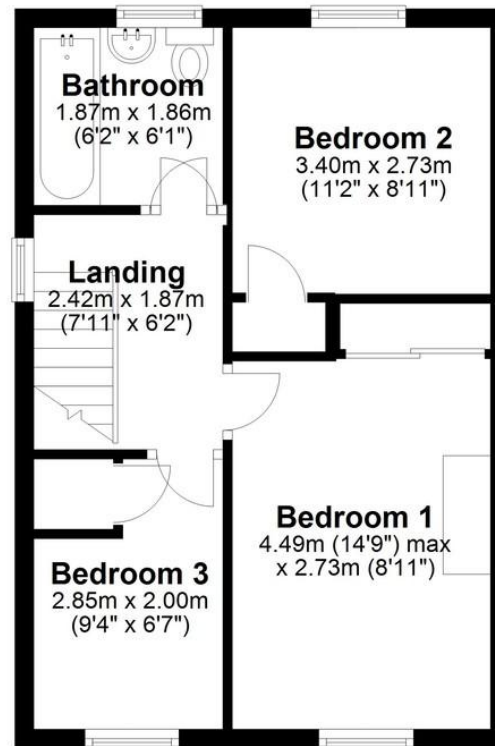
Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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OFFICE CONTACT INFO

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

01244 886 636
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