



## WOODSIDE ROAD, BLACON

£250,000

- DEVELOPMENT OPPORTUNITY
- PREVIOUS APPROVED PLANNING APPLICATION
- ROUGHLY 1/2 ACRE PLOT
- TWO POINTS OF ACCESS
- CLOSE TO AMENITIES
- POPULAR LOCATION





# 16 WOODSIDE ROAD, CHESTER, CH1 5AA



ATTENTION DEVELOPERS: A unique detached bungalow occupies a large plot at the end of a sought-after cul-de-sac, featuring a sizeable garden with rear access, which previously had planning permission for a detached home.

The plot measures approximately half an acre and benefits from rear access via Wavertree Road. It could easily be divided into two plots, allowing for the construction of an additional detached property within the extensive garden. A successful planning application was approved in the 1980s for a detached property with a garden and driveway.

The existing detached bungalow requires renovation and modernisation but offers substantial potential with well-proportioned rooms, making it an excellent opportunity for creating a fantastic home. Upon entering through the front door, the property opens into a spacious living room complete with a fireplace. The accommodation includes two double bedrooms, a dining area with stairs leading to an attic room, and a large kitchen that opens out into the garden. A three-piece bathroom suite is also located off the kitchen.

Externally, the property boasts a large garden with several sheds for storage, as well as a sizeable detached

building currently used as a snooker room. The property also has a front garden, which could easily be converted into a driveway.

Blacon is one of Chester's most desirable areas. Local amenities include, but are not limited to, primary schools, a convenience store, a library, and parks. There are excellent transport links to Chester City Centre, which offers a wider range of amenities, including bars, restaurants, and historic attractions.

Plans previously approved for 4 bed detached house to the rear. Planning Ref: 6/20927





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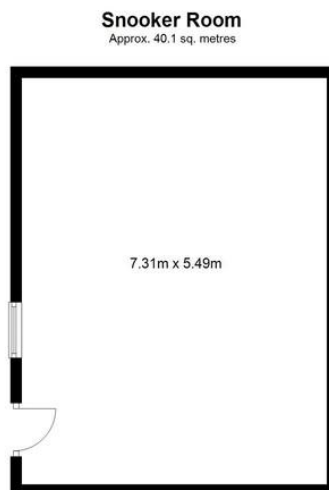
## Council Tax:

Band B

## Local Authority:

Cheshire West and Chester Council





Total area: approx. 125.1 sq. metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



## OFFICE CONTACT INFO

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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