



GARDEN LANE, CHESTER

£170,000

- LARGE BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO CITY CENTRE
- TWO RECEPTION ROOMS
- FLOATING FREEHOLD
- BACKING ONTO THE CANAL

147 GARDEN LANE, CHESTER, CH1 4EY



Nestled in the desirable Garden Quarter and enjoying a picturesque backdrop of the Shropshire Union Canal, this charming two-bedroom mid-terraced house offers an appealing blend of character and practicality. Notably, the property benefits from a floating freehold, which allows the first floor to be wider than the ground floor, adding a unique architectural feature.

Upon entering this delightful 19th-century terrace through the front door, you are welcomed into a generously proportioned living room. A large window to the front provides plenty of natural light and the room has a gas fire. Moving through to the second reception room, that could be used as a dining area, you'll find a staircase leading to the first floor.

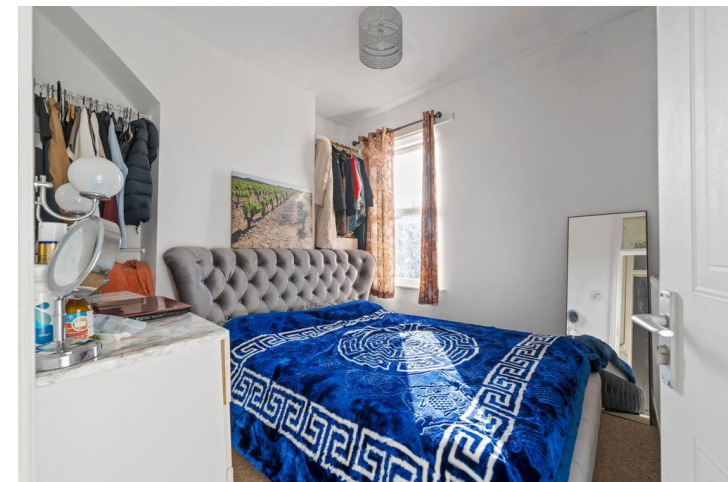
At the rear of the property is the kitchen, which features a range of white base and wall units complemented by sleek black laminate worktops. The kitchen includes a freestanding cooker, designated spaces for appliances, and a door providing access to the rear yard.

Ascending to the first floor, the accommodation continues to impress. At the front of the house, the principal bedroom spans the full width of the property,

offering ample space for a double bed and additional furnishings. The second bedroom, also a double, overlooks the rear yard and offers versatility for use as a guest room, home office, or nursery. The bathroom completes the first floor and is fitted with a three-piece suite comprising a bath with an overhead shower, a WC, a washbasin, and an airing cupboard for convenient storage.

Externally, the property boasts a west-facing rear yard, ideal for outdoor relaxation or entertaining. A brick-built outbuilding provides additional storage, while on-street parking is available on Garden Lane and nearby roads without the need for a permit.

The Garden Quarter is one of Chester's most sought-after locations, renowned for its vibrant community and excellent local amenities, including a variety of shops, cafés, and pubs. The area also offers convenient access to tranquil towpath walks along the Shropshire Union Canal. Situated within easy reach of Chester's historic city centre, with its Roman heritage, charming boutiques, and cultural attractions, this property presents an exceptional opportunity for those seeking a blend of historic charm and modern convenience.



147 GARDEN LANE, CHESTER, CH1 4EY



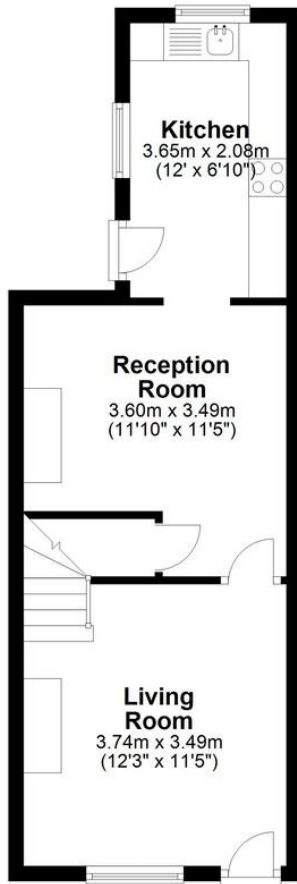
Council Tax:

Band B

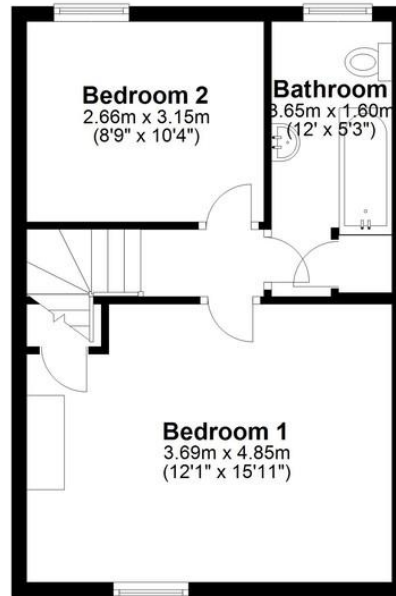
Local Authority:

Cheshire West and Chester Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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

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