



## STANLEY PARK DRIVE, SALTNEY, CHESTER

£225,000

- COMMANDING POSITION
- LARGE SOUTH FACING GARDEN
- DRIVEWAY PARKING FOR THREE CARS
- CLOSE TO CHESTER CITY CENTRE
- THREE BEDROOM, TWO BATHROOM
- SPACIOUS LIVING ACCOMMODATION



# STANLEY PARK DRIVE, SALTNEY, CHESTER

3  
BED

2  
BATH

1  
RECEPTION

Nestled in a prime location near Saltney, this charming, larger-than-average, semi-detached three-bedroom, two-bathroom home is situated in a quiet cul-de-sac just two miles from Chester City Centre. Located in a family-friendly area, it boasts a prime position with a south-facing garden. NO ONWARD CHAIN and ready to move into.

The property is approached via a lawned front garden with a border and a tarmacked driveway. The front door opens into an inviting hallway, with a door leading to the living room and stairs ascending to the first floor. The living room is bright and spacious, featuring a large window overlooking the front garden and a charming feature fireplace. To the rear of the ground floor is a generous kitchen-diner with sliding patio doors opening onto the garden. The kitchen is arranged in a U-shape, comprising both wall and base units, and benefits from a recently installed hob and oven, with space for additional appliances. The kitchen has a useful storage cupboard that could even fit a tumble dryer.

Ascending the stairs to the first floor, a spacious landing leads to the bedrooms and family bathroom. The principal bedroom, located at the front of the property, is a spacious double room with an en-suite shower room featuring a WC,

sink, and shower cubicle. The second bedroom is another well-proportioned double, overlooking the rear garden. The third, spacious bedroom, faces the front of the property and offers a versatile space ideal for a child's bedroom or home office, providing flexibility to suit your needs. The family bathroom includes a three-piece suite with a toilet, sink, and bath with an overhead shower.

Externally, the property boasts a delightful south-facing garden, fully enclosed by a newly installed fence. The garden features a large lawned area, a patio space, and a useful garden shed for storage.

Location, the property is in the England side of Saltney falling under Cheshire West and Cheshire council, this home is situated within the highly sought-after Stanley Park development, built by Redrow and Harwood Homes in the 1990s. The area has since become an increasingly popular residential location. Chester Business Park, Broughton Retail Park, and Chester City Centre are all within easy commuting distance, with a regular bus service to the city centre just a short walk away. There are two local primary schools and a secondary school within easy reach. The property is well-served by amenities, with Asda and Morrisons supermarkets nearby, along with

everyday essentials available in Saltney itself. The property is located near to a bus stop that is on a direct route to Chester's city centre and the King's school.

- Redecorated throughout
- Newly fitted living room carpet
- High specification boiler installed in 2023
- New hob and oven in 2024
- Potential to extend
- No onwards chain



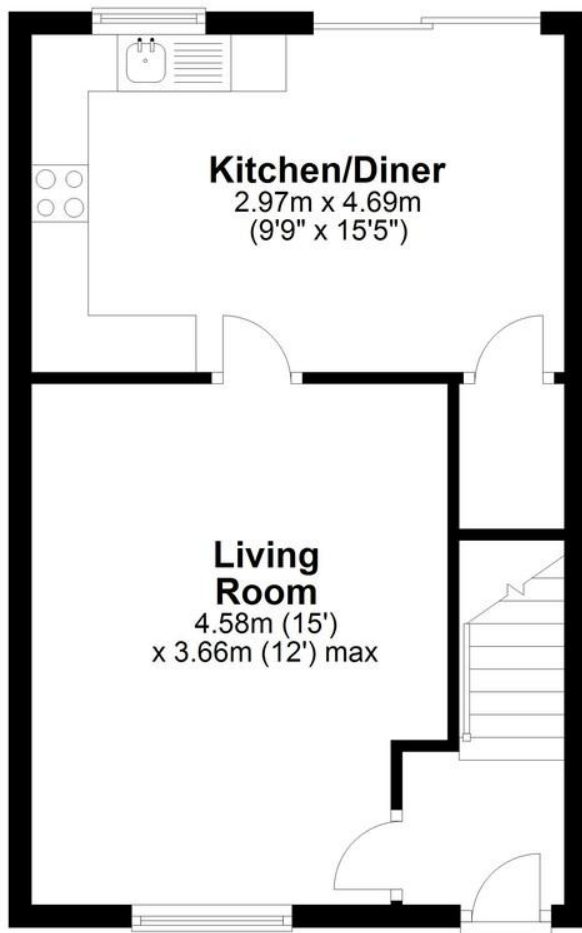




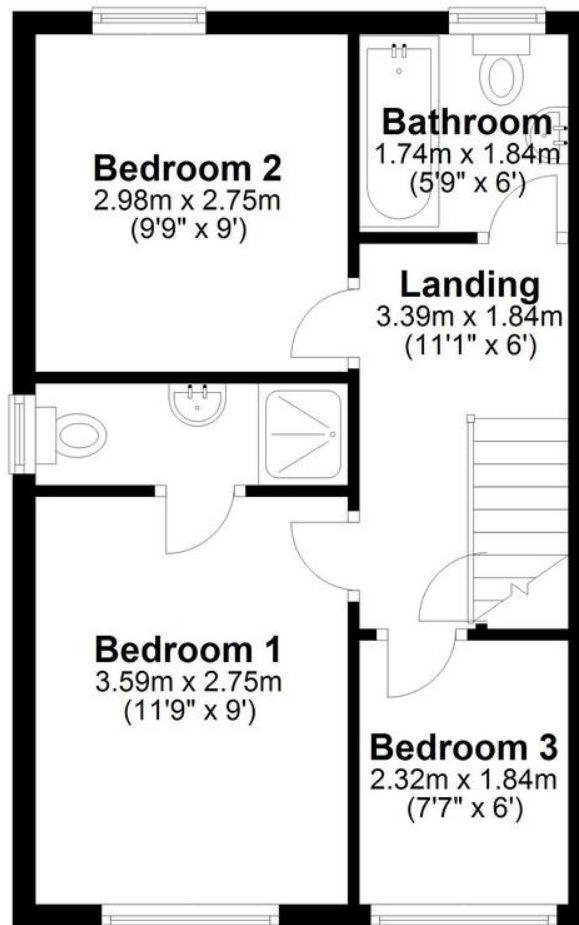




## Ground Floor



## First Floor



## TOTAL FLOOR AREA

773 sq ft / 72 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

## COUNCIL TAX

Band C

## LOCAL AUTHORITY

Cheshire West and Chester  
Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

| Score | Energy rating | Current | Poten |
|-------|---------------|---------|-------|
| 92+   | A             |         |       |
| 81-91 | B             |         | 82    |
| 69-80 | C             |         |       |
| 55-68 | D             | 60 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