

## BLENCOWE CLOSE, BACKFORD, CHESTER

**£400,000**

- HIGH SPECIFICATION
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- TWO CAR PARKING SPACES
- GRADE II LISTED CONVERSION



# BLENCOWE CLOSE, BACKFORD, CHESTER

2 2 1 D  
BED BATH RECEPTION EPC

A stunning apartment, finished to a high specification throughout, forming part of the exquisite conversion of Backford Hall – a magnificent Grade II listed mid-19th-century residence. Proudly positioned within the prestigious and highly sought-after Backford Park development, this remarkable home is part of an exclusive collection of just ten unique apartments within the Hall itself, created by Jones Homes in recent years. A superb 'ready to move into' opportunity, offered with no onward chain, this apartment boasts two double bedrooms, period features, and an impressive open-plan living space.

One of the property's unique advantages is its private entrance, in addition to access via the communal hall. Both lead into a welcoming hallway with an impressive high coved ceiling. To the front of the hallway lies the heart of this exceptional home – a stunning open-plan living, dining, and kitchen area. Spanning the full length of the property, this bright and spacious room enjoys wonderful views from four large sash windows overlooking the beautifully maintained communal gardens.

The high-quality kitchen, designed in a U-shape with a breakfast bar, features sleek light grey high-gloss wall and base units complemented by elegant white quartz worktops. Integrated Neff appliances include a fridge freezer, dishwasher, induction hob, oven, microwave, and washing machine.

Flowing seamlessly into the dining area, this space highlights the property's refurbished original features, including cast iron radiators, ornate ceiling covings, and period carpentry, showcasing fine craftsmanship. The dining area comfortably accommodates a ten-seater dining table, demonstrating the vast proportions of the room. The living area features a striking cast iron fireplace and ample space for large sofas, while original fitted cupboards flank the chimney breast.

A secondary corridor off the hallway leads to the bedrooms. The principal bedroom is a generous double, complete with high-quality fitted wardrobes. A further door leads to the luxurious en-suite shower room, fitted with a Villeroy & Boch three-piece suite comprising a large walk-in shower, WC, and vanity sink unit. The second bedroom is also a spacious double, featuring a large sash window and fitted wardrobes. This room is served by the main bathroom, which includes a bath with a rainfall shower above, a WC, and a vanity sink unit. Additionally, the property benefits from a separate

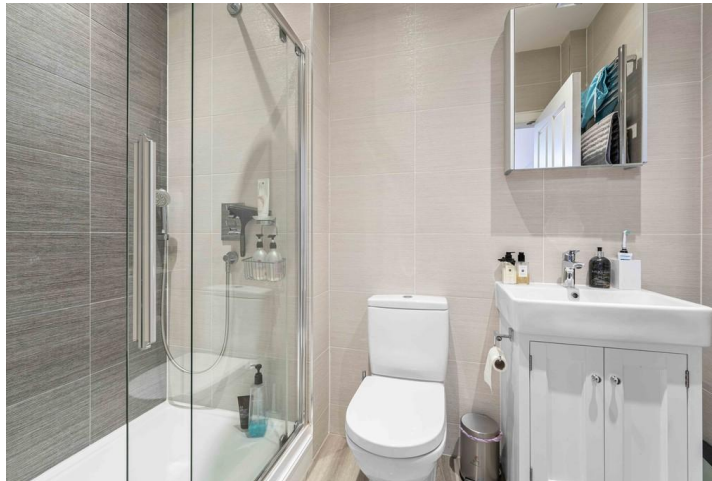
airing cupboard housing the hot water tank and providing extra storage.

Externally, the apartment comes with two allocated off-road parking spaces – one within a secure gated car park and the other conveniently positioned directly outside the private entrance. Residents can also enjoy the picturesque communal gardens, which are beautifully maintained as part of the service charge.

Backford Park is a modern development by Jones Homes, seamlessly blending newly built homes with the historic conversion of Backford Hall into apartments. Situated in the charming and historic village of Backford, with its stunning 13th-century church, the location offers excellent connectivity to Merseyside, the Wirral, and Liverpool via the A41, as well as easy access to the wider North West via the M53 and M56 motorway networks. Nearby Little Sutton and Hooton railway stations provide regular services to Liverpool city centre. The property is also within easy reach of the extensive amenities of Cheshire Oaks and is just a short drive from Chester, with convenient access to the Chester Zoo park and ride and Chester Zoo itself.



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**Council Tax Band:** D

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 1,303 sq ft / 121 sq m

**Tenure:** Leasehold (115 Years)

**Service Charge (per annum):** £4,340

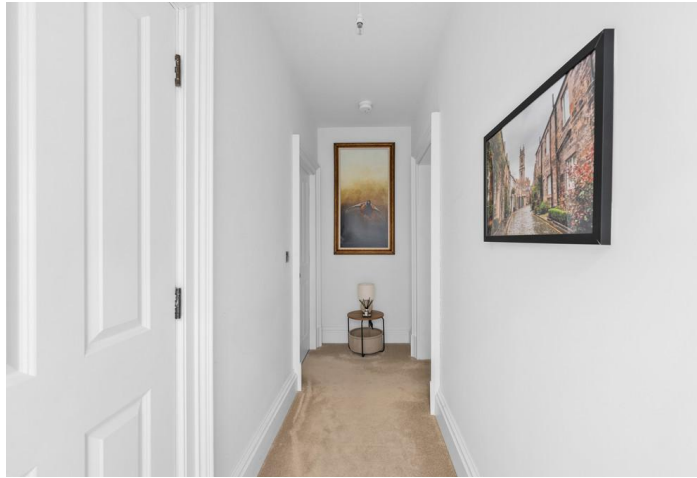
**Ground Rent (per annum):** £375

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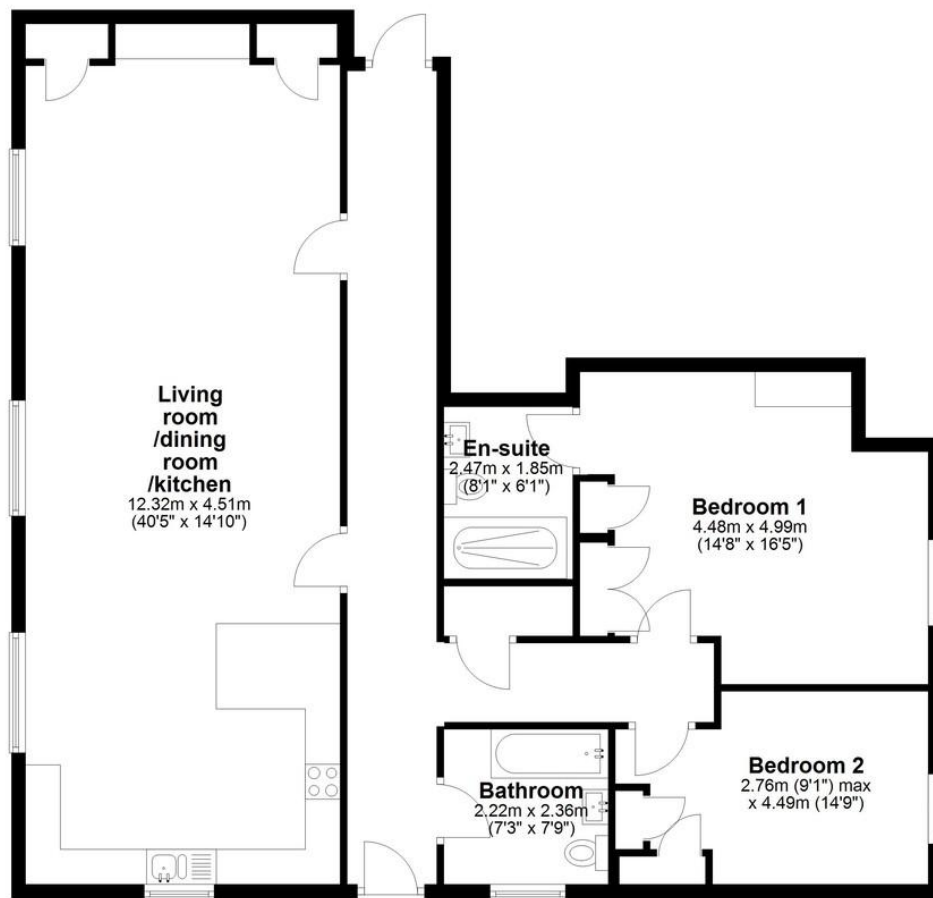




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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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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