



LEONARD STREET, CHESTER

£195,000

- NO ONWARD CHAIN
- CLOSE TO CITY CENTRE
- TWO RECEPTION ROOMS
- VICTORIAN TERRACED PROPERTY
- SPACIOUS ROOM SIZES
- THREE BEDROOMS

LEONARD STREET, CHESTER

3 **1** **2** **C**
BED BATH RECEPTION EPC

A three bedroom, Victorian mid-terraced property that is located in Chester's popular Garden Quarter which is just a short stroll from the city centre.

Occupying a prime position in the vibrant and ever-popular Garden Quarter, this delightful property offers the perfect blend of character, convenience, and comfort. Ideally situated for the eclectic mix of independent shops, cafés, and amenities that define the local area, it is also within easy reach of the more extensive facilities of the historic Roman city of Chester.

Excellent transport links further enhance its appeal, with fast and efficient rail services available from both Bache Station and Chester General. In addition, the property enjoys superb access to the North West's wider road network, with the A55 expressway providing direct routes into North Wales and the M56 motorway offering swift connections northwards.

Entrance Hall – 3.78m x 1.04m (12'5" x 3'5")

Welcoming entrance with uPVC double-glazed front door, radiator, and cupboards housing the gas and electricity meters.

Sitting Room – 3.61m x 3.35m (11'10" x 11'0")

Cosy and inviting with television and telephone points, radiator, and an open archway leading seamlessly into the dining room.

Dining Room – 4.01m x 3.58m (13'2" x 11'9")

Spacious and versatile, ideal for family meals or entertaining guests, with double radiator and doorway to the kitchen.

Kitchen – 4.04m x 2.51m (13'3" x 8'3")

Fitted with a range of grain-effect wall and base units, complemented by granite-effect worktops and mosaic-style tiled splashbacks. Features include a stainless steel one-and-a-half bowl sink with mixer tap, four-ring gas hob with stainless steel backplate and extractor hood, electric oven/grill, integrated fridge and washing machine, and space for a freestanding freezer. The gas-fired combination boiler is discreetly housed within a cupboard. A double-glazed external door leads to the rear garden.

Landing – 6.22m max x 1.47m max (20'5" max x 4'10" max)

Spacious first-floor landing with loft access and doors to all bedrooms and the bathroom.

Bedroom One – 4.52m x 3.63m (14'10" x 11'11")

A generously sized principal bedroom with television

and telephone points, and double radiator.

Bedroom Two – 3.96m x 2.95m (13'0" x 9'8")

A well-proportioned second bedroom featuring a built-in study desk, shelving, wardrobe, and double radiator.

Bedroom Three – 2.59m x 1.83m (8'6" x 6'0")

Perfect for use as a nursery, study, or occasional bedroom, with double radiator.

Bathroom – 2.11m x 1.65m (6'11" x 5'5")

Modern white suite with chrome fittings, including a panelled bath with thermostatically controlled shower and screen, wash hand basin, WC, radiator, extractor fan, tiled walls, and tiled flooring.

Outside

The private rear garden is both attractive and low-maintenance, featuring flagged paving, secure fencing, an external water tap, lighting, and a handy brick-built outbuilding for added storage.

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Council Tax Band: B

Local Authority: Cheshire West and Chester Council

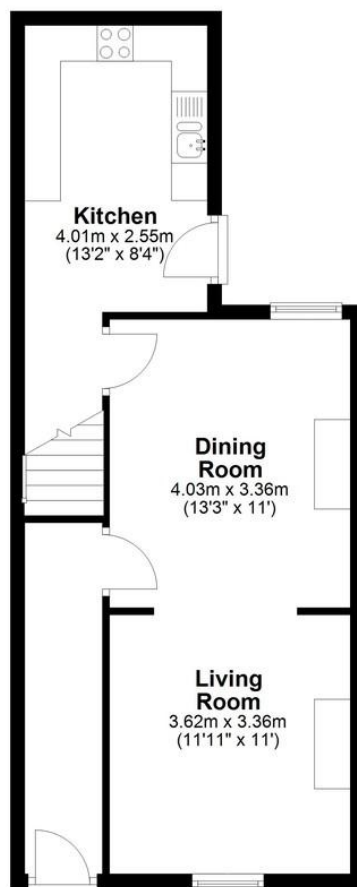
Total Floor Area: 983 sq ft / 91 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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