



## KNOWSLEY ROAD, CHESTER

OFFERS OVER £420,000

- HIGHLY DESIRABLE LOCATION
- CHARACTER FEATURES
- SPACIOUS LAYOUT
- GENEROUS PLOT
- SOUTH WEST FACING GARDEN
- MODERNISATION POTENTIAL



# KNOWSLEY ROAD, CHESTER

3  
BED

1  
BATH

2  
RECEPTION

Set on the highly desirable Knowsley Road in one of Chester's most prestigious neighbourhoods, this classic inter-war three-bedroom semi-detached home offers a fantastic opportunity for development and the ideal canvas to create a spacious, impressive family residence.

Full of original charm, the home features high ceilings, stained glass windows, well-proportioned rooms, detached garage, and a generous south-west facing rear garden. Beautiful bay windows to the front elevate the exterior and fill the interior with natural light, creating a warm and welcoming atmosphere throughout.

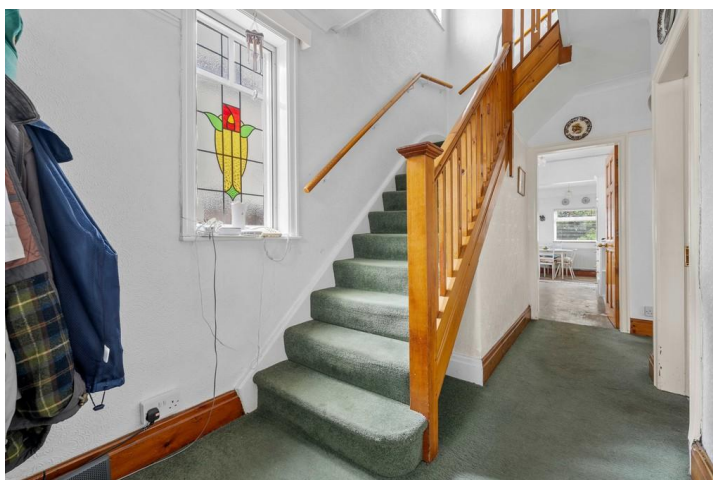
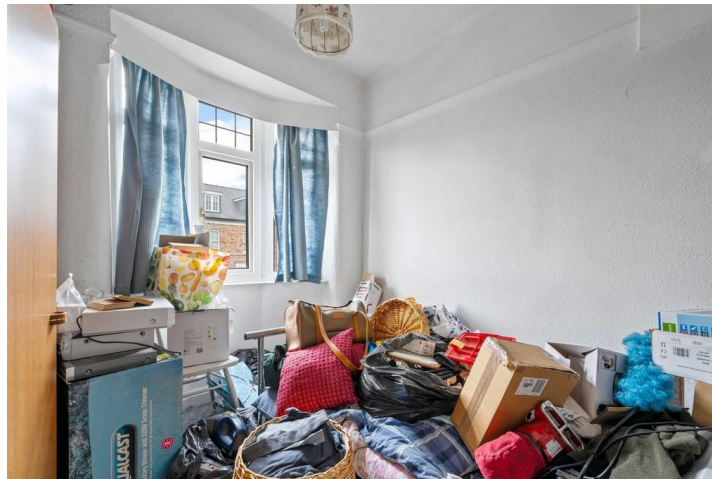
Accessed via a front porch, the property opens into a traditional hallway leading to a large bay-fronted living room, a spacious rear dining room/second reception room, and a well-sized galley kitchen. Additional ground floor features include a pantry and under-stairs storage. Upstairs, you'll find three comfortable bedrooms, along with a separate toilet and bathroom complete with bath and sink. Additional benefits include gas central heating, mostly double-glazed windows, original wood block flooring, and full mains service connections.

Originally built on land formerly owned by the Fourth Earl of Kilmorey, this home is superbly located for modern family life. Within walking distance are the open green spaces of Alexandra Park and Coronation Fields, as well as the bustling heart of Hoole with its independent shops, cafés, and amenities. The area also benefits from excellent schooling options and superb transport links-Chester General Railway Station and access to the M53 and A55 are just minutes away.

For buyers seeking a project with huge potential, this property offers outstanding scope to reimagine and upgrade into a truly exceptional family home.







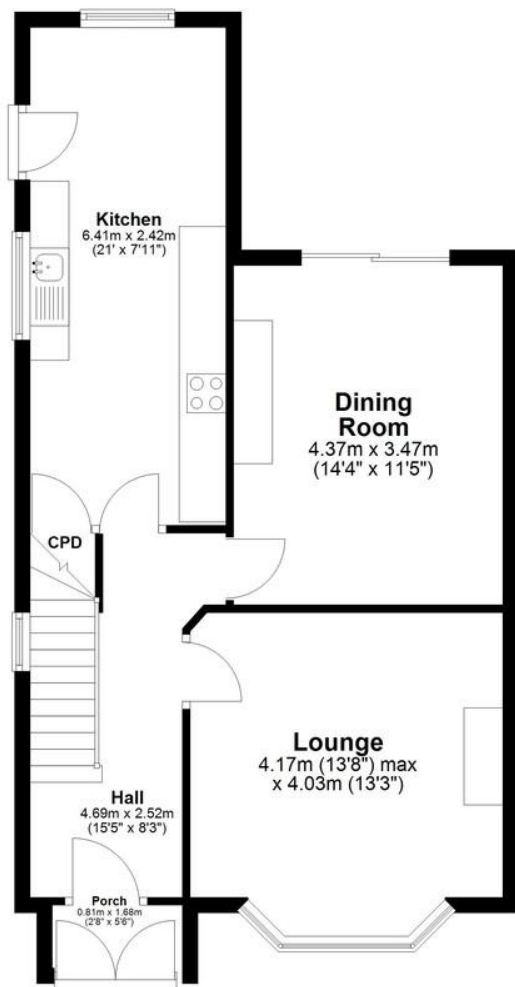
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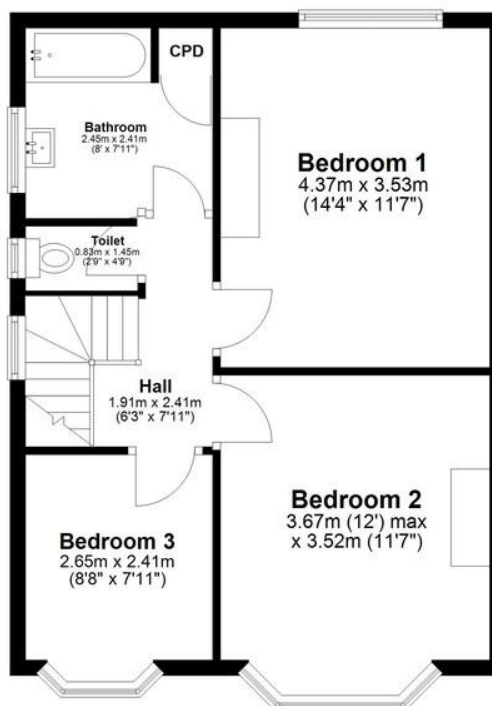
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### Ground Floor



### First Floor



### TOTAL FLOOR AREA

1,141 sq ft / 106 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 D

### LOCAL AUTHORITY

Cheshire West and Chester  
Council

### TENURE

Freehold

### SERVICE CHARGE (PA)

### GROUND RENT (PA)

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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