



## MEADOWS LANE, SAUGHALL

£310,000

- FULLY RENOVATED
- MODERN KITCHEN & BATHROOM
- PRIVATE REAR GARDEN
- SPACIOUS FOUR-BEDROOM HOME
- HIGH SPECIFICATION FINISH
- SOUGHT-AFTER VILLAGE LOCATION





# MEADOWS LANE, SAUGHALL

4  
BED

1  
BATH

2  
RECEPTION

This spacious and immaculately presented four-bedroom semi-detached home has undergone a full back-to-brick renovation and has been finished to an exceptional standard throughout. Offering generous living accommodation and a stylish, turn-key finish, this is an ideal opportunity for buyers seeking a move-in-ready property in a highly sought-after location. Early viewing is strongly recommended to fully appreciate everything this impressive home has to offer.

The thoughtfully designed ground floor features a welcoming entrance hallway, a convenient downstairs WC, a bright and spacious living room, and a separate dining area that opens into a sleek, contemporary kitchen. A rear hallway leads to a versatile utility and storage room, formerly the garage, offering excellent flexibility for modern family life.

Upstairs, you'll find four generously sized bedrooms and a luxurious, modern family bathroom complete with a separate bath, walk-in shower, and stylish black fixtures – all finished to a superb standard.

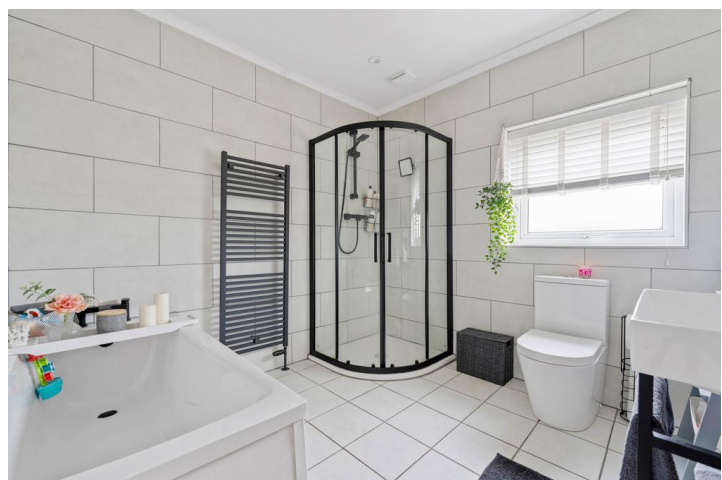
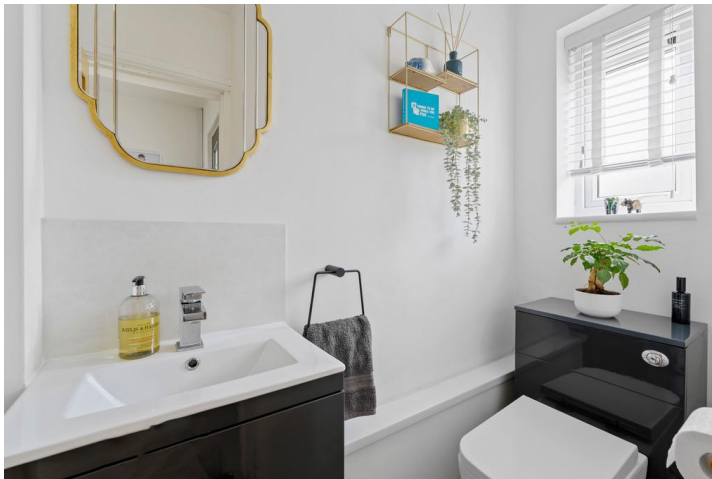
Externally, the property boasts a newly laid block-paved driveway to the front, while the rear garden offers a private and low-maintenance outdoor

space with an attractive lawn and high-quality Indian stone patio – perfect for relaxing or entertaining. The garden backs onto bungalows, providing a peaceful setting with the benefit of not being overlooked.

**Location**  
Situated in the desirable semi-rural village of Saughall, this property enjoys a prime position just 4 miles from Chester city centre, offering easy access to a wide range of shops, restaurants, and amenities. Excellent transport links are nearby, including the M56 and M53, providing convenient routes to North Wales, Manchester, and Liverpool. The village itself is well-served with local amenities such as a primary school, nursery, medical centre, Co-op/post office, pharmacy, hair salon, garage, and a welcoming local pub. Chester's mainline railway station also offers regular services, including a direct two-hour link to London Euston.





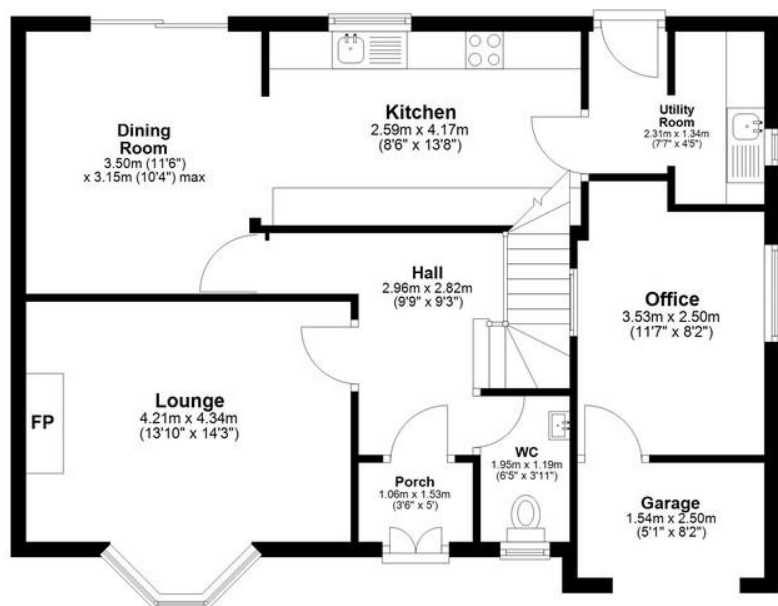




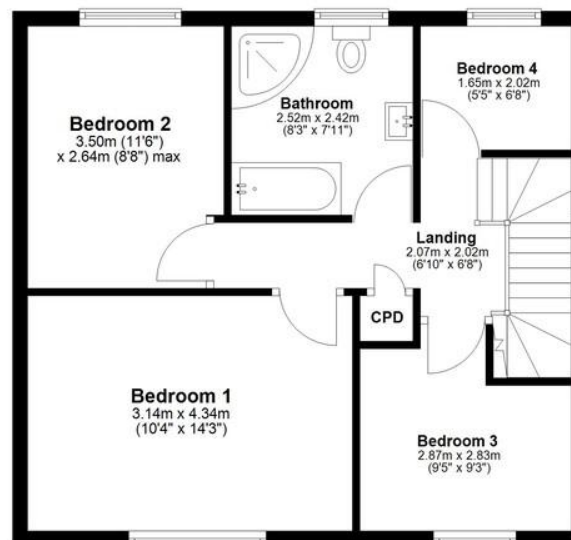




**Ground Floor**



**First Floor**



**TOTAL FLOOR AREA**

1,263 sq ft / 117 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**

%epcGraph\_c\_1\_230\_rZ%

**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