



SAUGHALL ROAD, BLACON

£225,000

- NO ONWARD CHAIN
- SPACIOUS ROOM SIZES
- DRIVEWAY PARKING
- SINGLE GARAGE
- FITTED WARDROBES
- QUALITY FITTED KITCHEN



SAUGHALL ROAD, BLACON

2
BED

1
BATH

2
RECEPTION

A deceptively spacious two-bedroom semi-detached home offered with no onward chain, creating the perfect opportunity for a stress-free and straightforward move. This inviting home is brimming with fantastic features, offering generous living spaces, a large private garden, and a prime location close to Chester.

Step inside through a sheltered porch and into a bright hallway that immediately sets a welcoming tone. The spacious living room is filled with natural light and features elegant French doors leading seamlessly into the dining room, making this an ideal space for cosy evenings in. At the heart of the home is a stylish Shaker-style kitchen, thoughtfully designed with beautiful oak worktops, a five-ring gas hob, an electric oven, and ample space for appliances including a washing machine. A convenient downstairs toilet adds practicality to the ground floor.

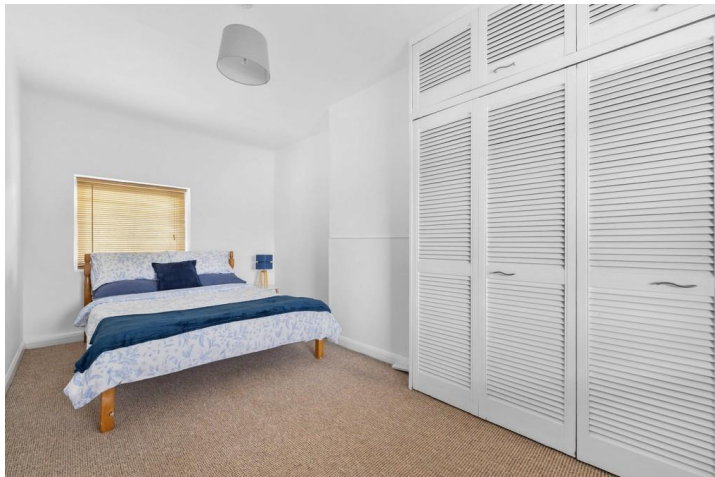
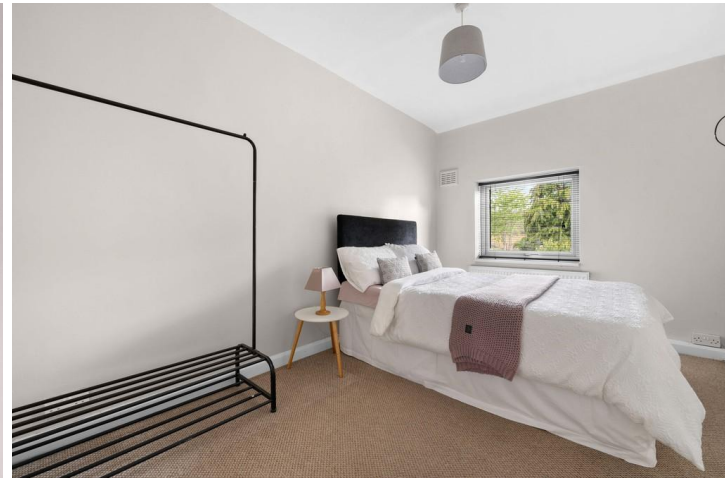
Upstairs, two large double bedrooms offer flexibility and comfort. The principal bedroom enjoys dual-aspect windows, flooding the space with light and offering views to both the front and back. The family bathroom is complete with a three-piece suite including a bath with shower over, sink, and toilet, perfectly balancing functionality and style.

Outside, this home truly shines. The generous rear garden is a private haven, not overlooked, making it perfect for outdoor entertaining, gardening, or simply relaxing. A large single garage and a separate brick-built store provide exceptional storage or workshop space, while a driveway to the front ensures easy off-street parking.

Situated in Blacon, this home offers the best of both worlds: a peaceful residential setting with easy access to Chester city centre, just a short drive or bus ride away. The local area is rich in amenities, including a variety of shops, cafes, and supermarkets at the nearby Greyhound Retail Park. Families will appreciate the excellent choice of schools, with several highly regarded primary schools and Blacon High School all within close reach.

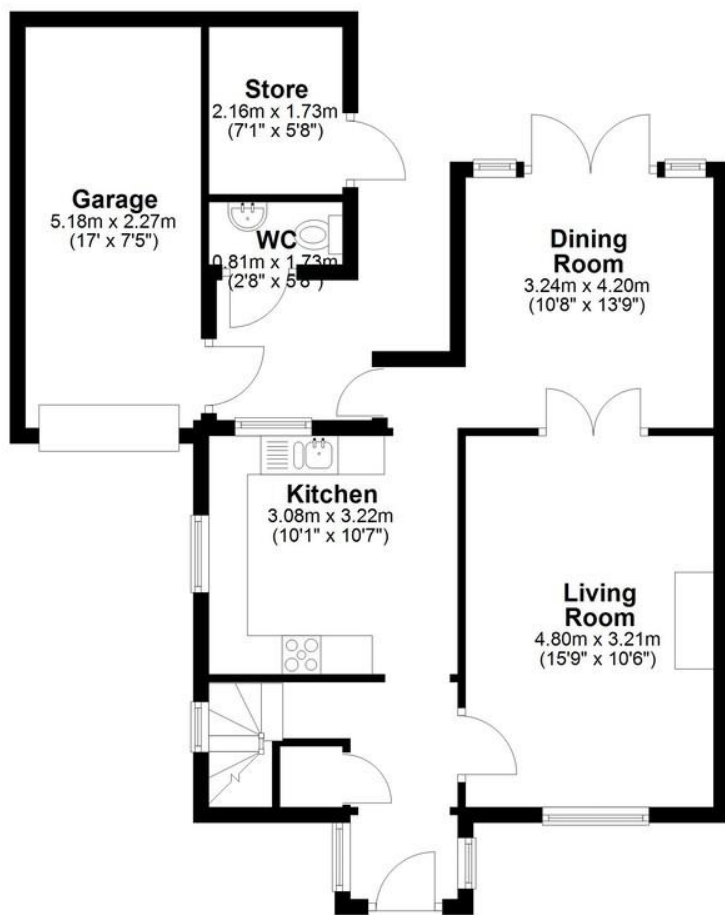
Blacon itself is known for its strong sense of community, supported by local facilities such as the Parade Enterprise Centre and nearby green spaces like Blacon Nature Park. For commuters, excellent transport links via the M53, M56, and A55 make this location ideal for reaching Liverpool, Manchester, or North Wales with ease.







Ground Floor



First Floor



TOTAL FLOOR AREA

1,003 sq ft / 93 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 A

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		84
69-80	C	69 C	
55-68	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