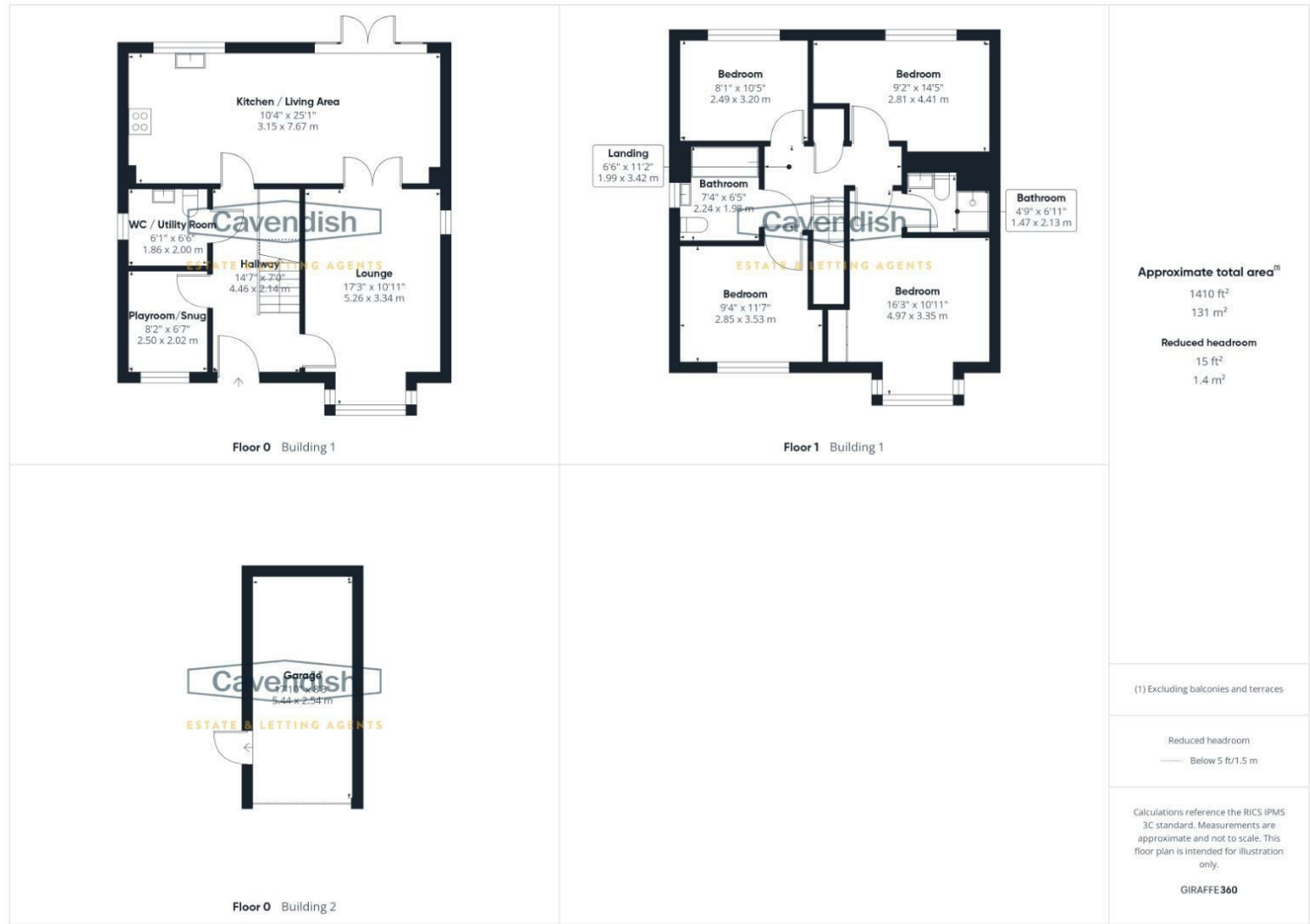


81 Highlander Road, Saughton, Chester, CH3 6DH



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		80	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

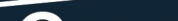
MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

The logo for Cavendish Estate Agents features the word "Cavendish" in a large, white, serif font, enclosed within a white, stylized house-shaped border. Below this, the words "ESTATE AGENTS" are written in a smaller, bold, yellow, sans-serif font.

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81 Highlander Road

Saughton, Chester,
CH3 6DH

NEW
£500,000

Occupying one of the most desirable positions on the popular Saughton development, this beautifully presented four-bedroom detached home is tucked away on a quiet private driveway, overlooking an attractive open green, offering a peaceful setting rarely available within the development. Offered with no onward chain, the property combines spacious family living with an immaculate, move-in-ready finish.

At the heart of the home is a superb open-plan kitchen and dining room, featuring contemporary units and French doors opening onto the private rear garden, creating the perfect space for everyday living and entertaining. A bright and spacious lounge is flooded with natural light, while a separate study/playroom, utility room and ground floor WC provide excellent versatility.

Upstairs, the impressive principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room. Three further generous double bedrooms are served by a modern family bathroom, providing excellent accommodation for growing families.

Outside, the private rear garden offers a wonderful space to relax and entertain. The detached garage has been plastered throughout, presenting excellent potential to be utilised as a home office, gym or studio, subject to the necessary consents.

Combining an enviable position overlooking a beautiful open green with immaculate presentation and generous family accommodation, this is a superb home in one of Chester's most sought-after residential developments. Early viewing is highly recommended.

Location



Situated on the highly desirable Saughton development, the property enjoys a peaceful setting whilst remaining just a short drive from Chester city centre. Excellent local amenities, including supermarkets, cafés and everyday conveniences, are all within easy reach, along with highly regarded schools. The development is perfectly positioned for commuters, offering excellent access to the A55, M53 and Chester Business Park. Residents also benefit from nearby green spaces, walking routes and the picturesque Cheshire countryside, making Saughton an ideal location for families and professionals alike.

Lounge

5.26 x 3.34 m (17'3" x 10'11")



This welcoming lounge offers a bright and relaxed space, enhanced by large windows that let in plenty of natural light. The neutral wooden flooring create a warm and inviting atmosphere, perfect for both everyday living and entertaining guests. French doors open into the Kitchen / Living Area.

Kitchen / Living Area

3.15 x 7.67 m (10'4" x 25'1")



The spacious kitchen and living area combines modern functionality with an open-plan layout. Equipped with sleek cabinetry and integrated appliances, this room features ample workspace and a dining area. French doors open out to the garden, providing a seamless flow between indoor and outdoor living.

Bedroom 1

4.97 x 3.35 m (16'3" x 10'11")



This bright and spacious master bedroom is a restful retreat with a bay window flooding the room with natural light. Neutral tones and soft carpeting add to the cosy feel, while fitted wardrobes provide ample storage space.

Bathroom (Ensuite)

1.47 x 2.13 m (4'9" x 6'11")



A modern bathroom featuring a sleek walk-in shower, contemporary tiling, and a large mirror. The design is both practical and stylish, offering a fresh and clean personal space.

Bedroom 2

2.85 x 3.53 m (9'4" x 11'7")



This well-proportioned bedroom offers plenty of natural light and a calming atmosphere, complete with wooden flooring and neutral decor to complement various styles.

Bedroom 3

2.81 x 4.41 m (9'2" x 14'5")



A bright and comfortable bedroom with a peaceful feel, featuring a window that overlooks the surrounding area and neutral flooring.

Bedroom 4

2.49 x 3.20 m (8'1" x 10'5")



A good sized bedroom ideal for a child or guest, featuring wooden flooring and a soft colour scheme that adds warmth and comfort.

Bathroom

2.24 x 1.98 m (7'4" x 6'5")



The main bathroom combines a modern design with traditional comfort, offering a bath with shower, tiled walls, and contemporary fittings to create a fresh and inviting space.

WC / Utility Room

1.86 x 2.00 m (6'1" x 6'6")



A practical and well-designed utility room with integrated appliances and storage, tiled flooring, and neutral decor, perfect for everyday household tasks. There is also a WC and handbasin.

Playroom / Snug

2.50 x 2.02 m (8'2" x 6'7")



A versatile space ideal for use as a study, playroom or snug, with a window providing natural light, making it a quiet retreat for work or relaxation.

Hallway

4.46 x 2.14 m (14'7" x 7'0")



The hallway welcomes you into the home with a clean, bright space that leads naturally to the lounge, kitchen, and utility areas, with wood flooring and neutral walls enhancing the airy feel.

Landing

1.99 x 3.42 m (6'6" x 11'2")



The landing at the top of the stairs provides access to all the bedrooms and bathrooms, featuring light wood flooring and neutral walls.

Garage

5.44 x 2.54 m (17'10" x 8'4")



A functional garage space with easy access from the driveway, finished with practical flooring and white walls, ideal for parking or storage. There is additional storage space available in roof.

Rear Garden



The rear garden offers a lawn bordered by mature shrubs and fencing, providing a private outdoor space perfect for relaxing or entertaining in a quiet setting.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

*FLOORPLAN

Floorplan included for identification purposes only, not to scale.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

*FREEHOLD

Believed to be Freehold but to be confirm by purchasers solicitor.

*VIRTUAL TOUR

A video tour of the property is available on request from our office, providing you with a virtual viewing of the setting, accommodation and grounds.

We hope you will find the video helpful.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

Virtual staging

Please note: Some photographs have been virtually staged using AI to demonstrate how rooms may look when furnished. Furniture and décor shown are for illustrative purposes only and are not included in the sale.