

38 Green Howards Road
Saughton, Chester,
CH3 6FA

Asking Price
£294,000

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.



Welcome to Greenhowards Road, Saughton – a beautifully presented three-bedroom family home, offered to the market with *no onward chain*. Situated in the sought-after village of Saughton, this modern property offers spacious and versatile accommodation throughout, ideal for growing families or those seeking stylish, low-maintenance living.

The home features *three generous double bedrooms*, including an impressive *master suite* complete with a contemporary en suite shower room and bespoke built-in wardrobes, providing excellent storage. A modern family bathroom serves the remaining bedrooms and is finished to a high standard. On the ground floor, the property boasts a bright and welcoming *lounge/dining room* with attractive Karndean flooring, creating a seamless and durable finish perfect for everyday living and entertaining. The well-appointed kitchen is fitted with sleek cabinetry, *granite worktops*, and a range of integrated appliances, offering both style and practicality. A convenient downstairs WC completes the ground floor accommodation.

Externally, the property benefits from *off-road parking for two vehicles* and a beautifully landscaped, *south-facing rear garden* featuring an artificial lawn – ideal for enjoying sunny days with minimal upkeep.

This is a fantastic opportunity to acquire a modern, move-in ready family home in a desirable village location.

Hallway

2.74 x 1.18 m (9'0" x 3'10")

The hallway provides access to the main living areas and stairs, decorated in neutral tones and finished with wood-effect flooring that complements the rest of the ground floor. It creates a welcoming entrance to the home.

Kitchen

2.73 x 2.66 m (8'11" x 8'8")



The kitchen is bright and modern, fitted with white cabinetry and granite, marble-effect worktops. It includes integrated appliances such as a gas hob with an extractor fan above, and an oven, alongside space for additional appliances. A large window provides views out to the garden and fills the room with natural light, complementing the neat, wood-effect flooring that ties the space together.

Living Room/Dining Room

3.33 x 4.78 m (10'11" x 15'8")



This inviting living room offers a bright and

airy space perfect for relaxation and entertaining. It benefits from natural light streaming through the rear French doors, which open out to the garden. The room flows seamlessly into the adjacent dining area, creating a sociable and practical layout. The flooring throughout is a stylish wood-effect herringbone pattern that adds warmth and character to the space.

Bedroom 1

3.23 x 3.76 m (10'7" x 12'3")



The main bedroom is a peaceful retreat, located on the top floor with a sloping ceiling that adds character to the room. It is furnished with a large built-in wardrobe with double doors. A dormer window allows in natural light and provides lovely views, making this a comfortable and cosy space.

Bedroom 2

3.79 x 2.81 m (12'5" x 9'2")



The second bedroom offers a versatile space with plenty of natural light from the front-facing window. It comfortably fits a double bed and bedside tables.

Bedroom 3

2.32 x 2.82 m (7'7" x 9'3")



The third bedroom is a compact yet comfortable room, suitable for a single bed or office space. It features a window overlooking the front and is decorated in neutral tones with carpet flooring for added warmth.

Bathroom

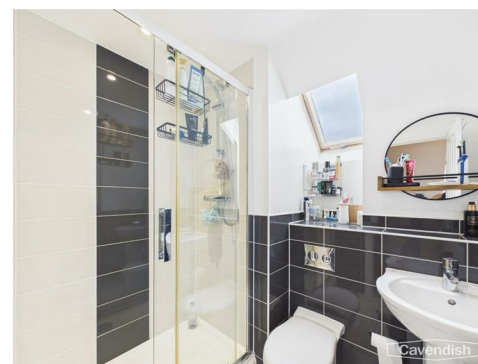
1.47 x 2.14 m (4'9" x 7'0")



The family bathroom is fitted with a modern white suite comprising a bath with a shower above, a toilet, and a pedestal sink. A frosted window provides privacy while allowing light to enter. The walls are tiled in white with contrasting darker tiles around the bath area, creating a clean and stylish finish.

Shower Room

2.27 x 1.72 m (7'5" x 5'7")



On the top floor, the shower room features a stylish corner shower enclosure with glass doors, a modern toilet, and a basin set against contrasting black and white tiling. A skylight brightens the space, giving it a fresh and contemporary feel.

WC

1.61 x 0.98 m (5'3" x 3'2")

A practical guest WC is located on the ground floor near the entrance, fitted with a toilet and a small basin for convenience. It features neutral tiling, offering a neat and functional space.

Rear Garden

The rear garden is a low-maintenance outdoor space with a paved patio area perfect for seating and dining, and an artificial lawn creating a neat, green appearance year-round. It is enclosed for privacy and includes a garden shed for storage, making it an ideal area for relaxing or entertaining.

Location

Green Howards Road is ideally situated on a popular residential development on the outskirts of Chester, offering a perfect balance of village charm and city convenience. The property lies within the sought-after area of Saughton, known for its family-friendly community and semi-rural surroundings. Residents benefit from easy access to local amenities, reputable schools and scenic countryside walks, while excellent transport links provide straightforward connections to Chester city centre and the wider road network. The historic city centre, with its renowned shopping, dining and leisure facilities, is just a short drive away.

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.

Viewing

By appointment through the Agents
Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

EXTRA SERVICES

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 confirmed by purchasers solicitor.