



CHATSWORTH DRIVE, CHESTER

OFFERS IN REGION OF £300,000

- DEVELOPMENT OPPORTUNITY WITH HUGE POTENTIAL
- LARGE LIVING SPACE
- PRIME LOCATION
- SOUTH FACING GARDEN
- DRIVEWAY PARKING
- DETACHED GARGE

DWELL

CHATSWORTH DRIVE, CHESTER

3
BED

2
BATH

1
RECEPTION

Offered for sale with no onward chain, this three-bedroom home presents an exciting opportunity for buyers looking for a property they can modernise, improve and truly put their own stamp on. With a generous through living room, driveway, garage and a south-facing rear garden backing onto the Millennium Greenway, the property has all the ingredients to create a fantastic home.

Set back from the road behind a front garden, the property is approached via a driveway running alongside the house and providing access towards the garage at the rear.

Inside, the accommodation is well proportioned and offers plenty of scope for a new owner to update the property to their own taste. An entrance hall leads into an impressive through living and dining room, stretching the depth of the house and providing ample space for both comfortable seating and a dining area. With windows to the front and rear, this is a naturally bright and versatile main living space.

The kitchen sits to the rear of the property and, while now ready for modernisation, provides a good footprint from which to create a contemporary kitchen. An adjoining utility area

offers further practical space and access towards the rear garden.

Upstairs, the landing leads to three bedrooms, including two comfortable doubles and a third bedroom that would work equally well as a child's room, nursery or home office. The accommodation is completed by a wet-room style bathroom.

One of the property's biggest attractions is the south-facing rear garden. Predominantly laid to lawn and enclosed by fencing, it offers an excellent space to redesign and landscape to suit the next owner's needs. The garden also backs directly onto the Millennium Greenway, a particularly appealing feature for those who enjoy walking, running or cycling. A separate brick-built garage provides useful additional storage or parking.

The house would make an excellent project for somebody looking beyond a finished, turnkey property. There is clear scope to refresh and modernise the existing accommodation and create a home tailored entirely to the new owner's style and requirements.

Chatsworth Drive is situated in the Newton area of Chester, with a good selection of everyday

amenities nearby and convenient access into both Hoole and Chester city centre. Chester railway station is around a mile away, while local shops and supermarkets can also be found within easy reach. The area is well placed for a choice of primary and secondary schools, including Upton-by-Chester High School.

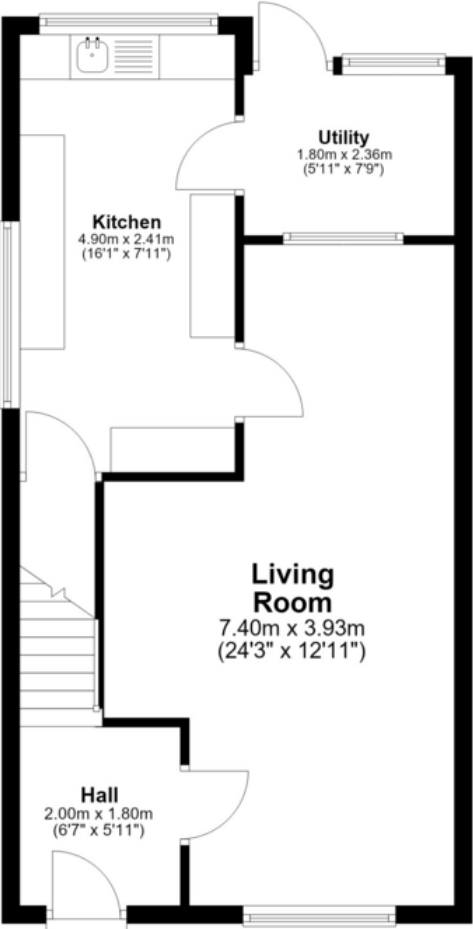
For those who enjoy the outdoors, the property's position adjoining the Millennium Greenway provides a convenient traffic-free route for walking and cycling, while the wider area also offers a variety of parks, playing fields and leisure facilities.



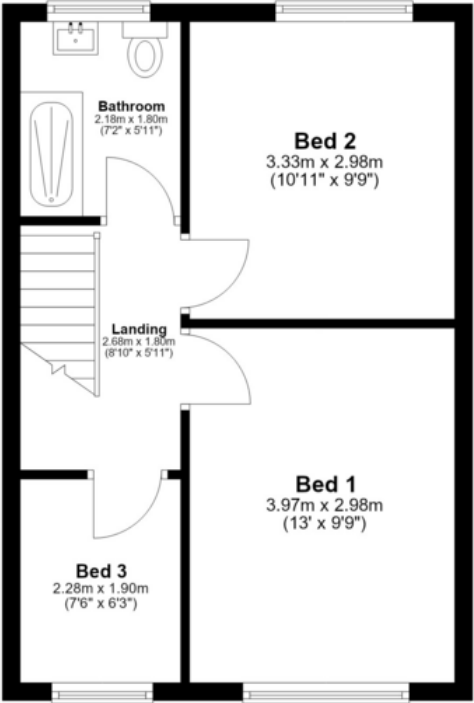




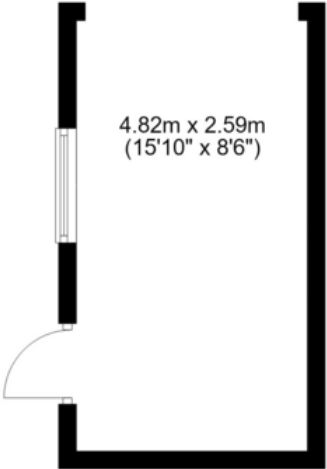
Ground Floor



First Floor



Garage



TOTAL FLOOR AREA 1,024 sq ft / 95 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band C

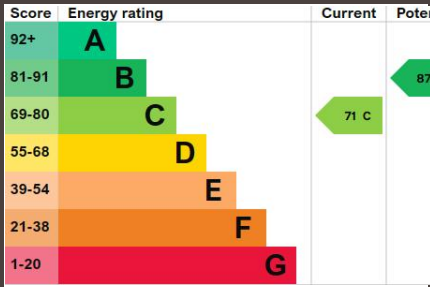
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



OFFICE CONTACT INFO
Dwell
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@dwellstateagents.co.uk
dwellstateagents.co.uk