



Balmoral Park
CHESTER, CHESHIRE

LegatOwen
RESIDENTIAL

Balmoral Park

CHESTER, CHESHIRE



An extended detached four bedroom family home ideally situated within walking distance to Chester and overlooking the Shropshire Union Canal.



FEATURES

- Detached family house
- Four bedrooms
- Two bathrooms
- Integral garage
- Garden and patio area
- Overlooking Shropshire Union canal
- Open plan kitchen/living/dining

DESCRIPTION

The property comprises a spacious entrance hall, sitting room with original parquet flooring, lovely bay window and open fireplace. There is a downstairs cloakroom and fantastic spacious kitchen/garden/dining room with ample base and wall units, Samsung fridge/freezer and Rangemaster oven. Double patio doors open out to the rear garden. Upstairs the property offers spacious accommodation, ideal for a family home and comprises four bedrooms (principal bedroom with an en-suite shower room) and a family bathroom with bath and shower over, W.C, washbasin, and houses the gas combination boiler.

Externally, the rear garden is a particular feature overlooking the Shropshire Union canal. There is an upper decked area immediately adjacent to the Shropshire Union Canal, the freehold title of which is vested in British Waterways but is occupied informally by the current owners. There is a small front garden and gravel driveway for off road parking. The single integral garage has ample power points and plumbing for a washing machine and tumble dryer.



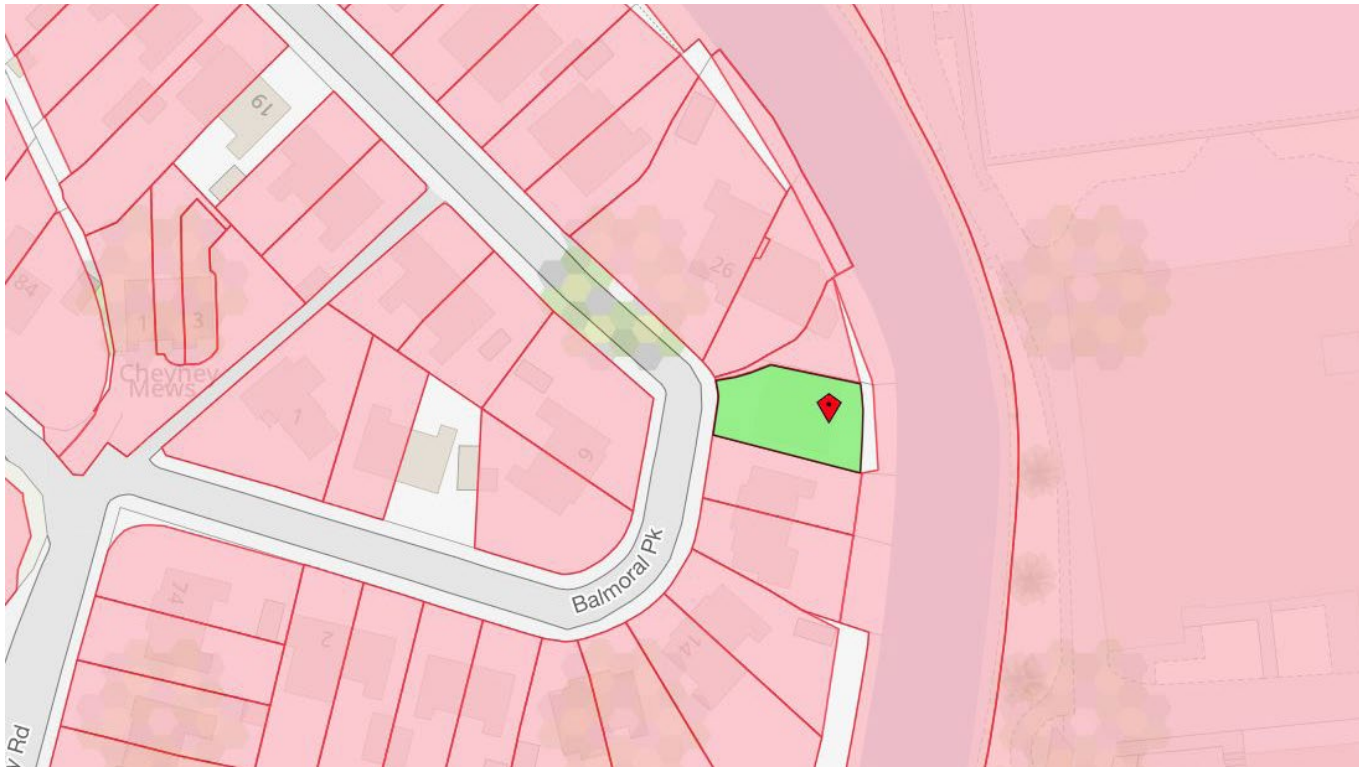
SITUATION

Balmoral Park is conveniently located within easy access to Chester city centre and a wide range of cultural, historic, educational, recreational, retail and employment facilities. The Countess of Chester Hospital and Greyhound Retail Park are located close by.

The location provides good road transport connections with Liverpool, Manchester, and North Wales. Chester railway station offers direct regular services to London Euston in approximately 2 hours.







TENURE

Freehold

COUNCIL TAX

Band D

METHOD OF SALE

Private Treaty

SERVICES

All main services

VIEWINGS

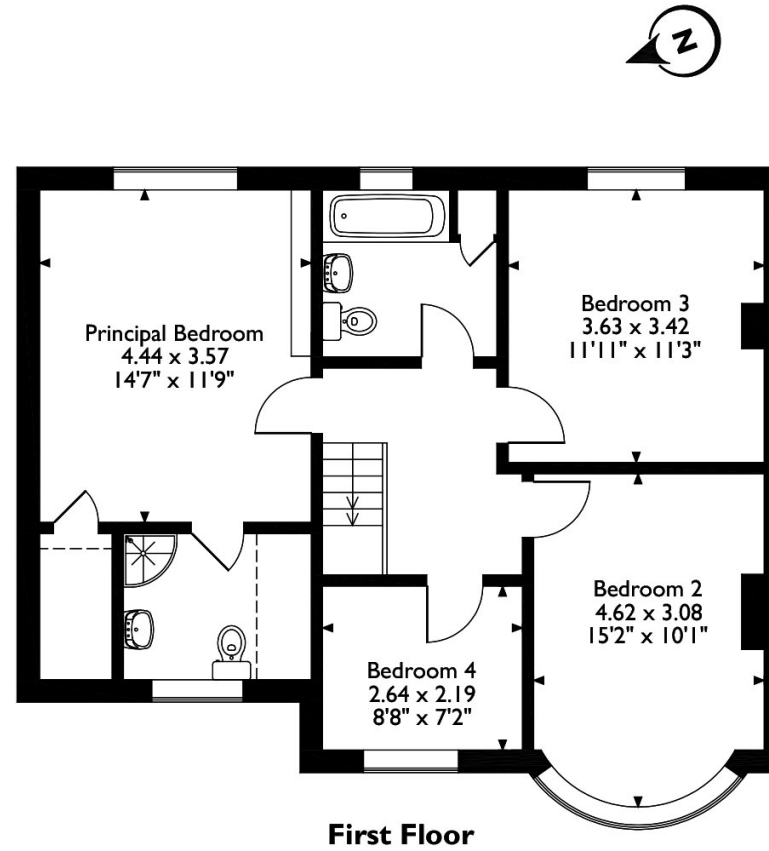
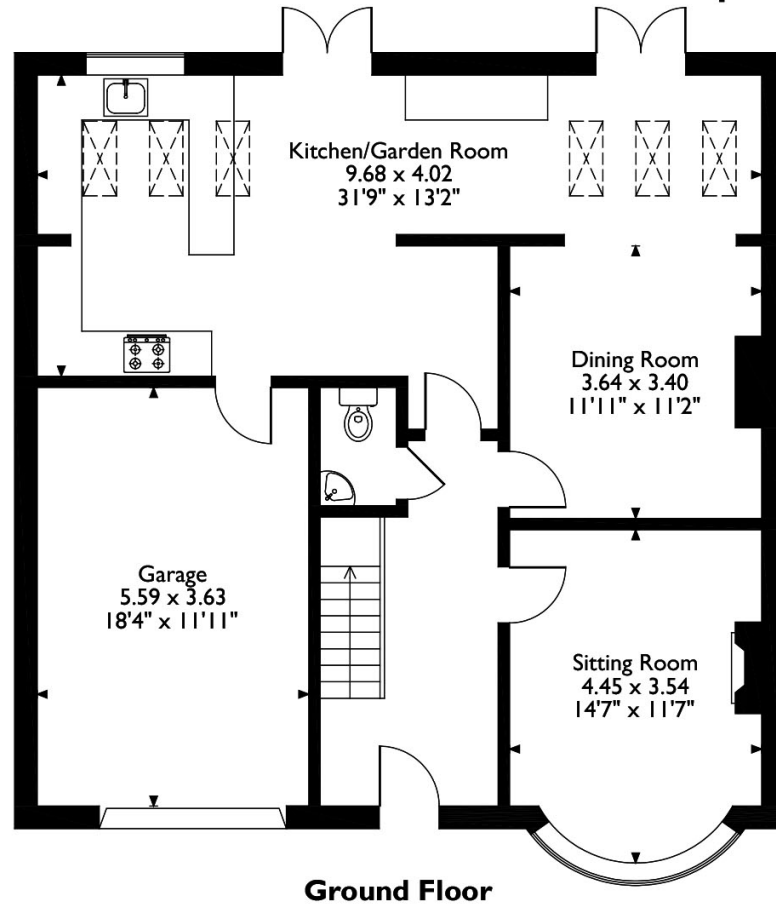
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		77
(55 - 68) D	63	
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLAN

Approximate Gross Internal Area
166 Sq M / 1786 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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