



4 Firemans Square

CHESTER, CHESHIRE

LegatOwen
RESIDENTIAL

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A charming three-bedroom period cottage with a private south-facing courtyard garden and allocated parking, conveniently located within Chester's historic city walls.



FEATURES

- Three bedroom character cottage
- South facing courtyard garden
- One allocated parking space
- Located in Chester city centre
- Within Chester's Roman City Walls
- Freehold
- EPC rating D

DESCRIPTION

A rare opportunity to purchase an end -terraced cottage tucked away in a peaceful setting, yet just moments from the vibrant heart of Chester.

There is a rear South facing courtyard garden featuring a paved patio, raised planting beds and a useful brick-built store and secure gated side access. The property benefits from an allocated parking space in the adjacent private car park—a valuable benefit in such a central location.

The property is elevated from the street, showcasing a welcoming entrance porch. Inside, a versatile living room enjoys dual-aspect windows and an electric fire creating a cozy focal point. The well-proportioned kitchen offers ample storage and work surfaces. A practical understairs cupboard provides additional storage and space for a tumble dryer. The rear door opens directly to the courtyard. Upstairs, there is a spacious landing, three bedrooms and a bathroom. The principal bedroom features a charming original wrought iron fireplace. Bedrooms two and three have a connecting door, offering flexibility as guest rooms, home office, or dressing area. A boarded loft provides additional storage. The bathroom is finished with white tiling and features a full-sized bath with overhead shower, integrated vanity unit, fitted shelving and a heated towel rail.

Recent refurbishments include new double-glazed windows and a new boiler. There is also scope for further development—a two-storey side extension was previously granted planning permission (now lapsed, Application No: 22/00318/FUL).



SITUATION

4 Firemans Square offers an opportunity to live within Chester's famous City Walls. Tucked away off Northgate Street, this enviable location places you steps from the recently opened Chester Market—a thriving hub of independent retailers, a cinema, and a lively public square. Cultural landmarks such as The Storyhouse, Chester Cathedral, and the historic Town Hall are all within a minute's walk.

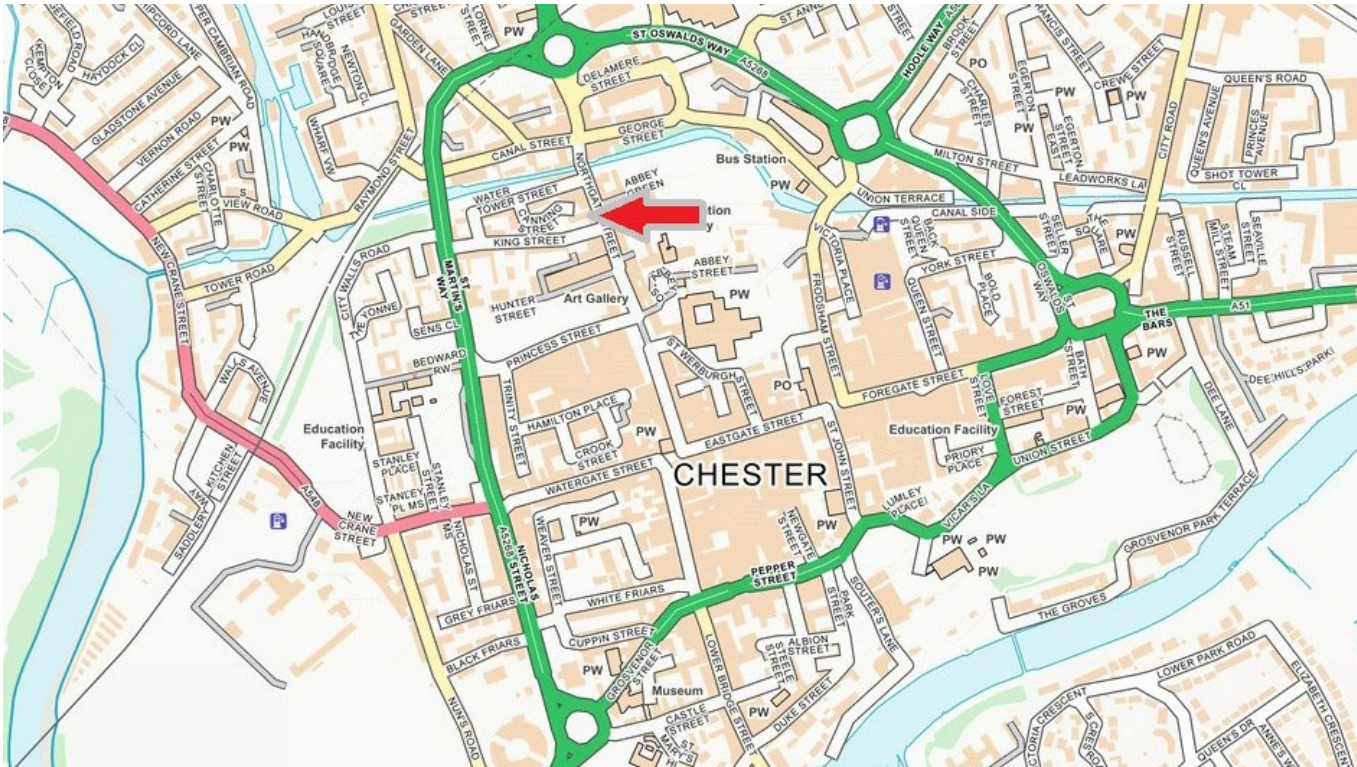
A wealth of dining options are on the doorstep, from the authentic Spanish tapas at Porta to French cuisine at Chez Jules and the stylish Convivio wine bar.

Chester's historic city centre offers boutique shopping along the iconic Rows and riverside walks along the River Dee providing a perfect blend of heritage and modern convenience. For larger retail experiences, Cheshire Oaks and other out-of-town shopping destinations are just a short drive away.

Excellent transport links make this location ideal for commuters. The M53 provides direct access to Liverpool via the Mersey Tunnel, while the M56 offers a quick route to Manchester. The A55 opens the gateway to North Wales, renowned for its stunning coastline and rolling hills.

Chester Train Station, only a 15-minute walk, offers services to London Euston in just over two hours and to Liverpool in under 45 minutes. Chester's bus terminal is a five-minute stroll, offering both local and national routes.





TENURE

Freehold

COUNCIL TAX

Band D

METHOD OF SALE

Private treaty

SERVICES

All mains 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

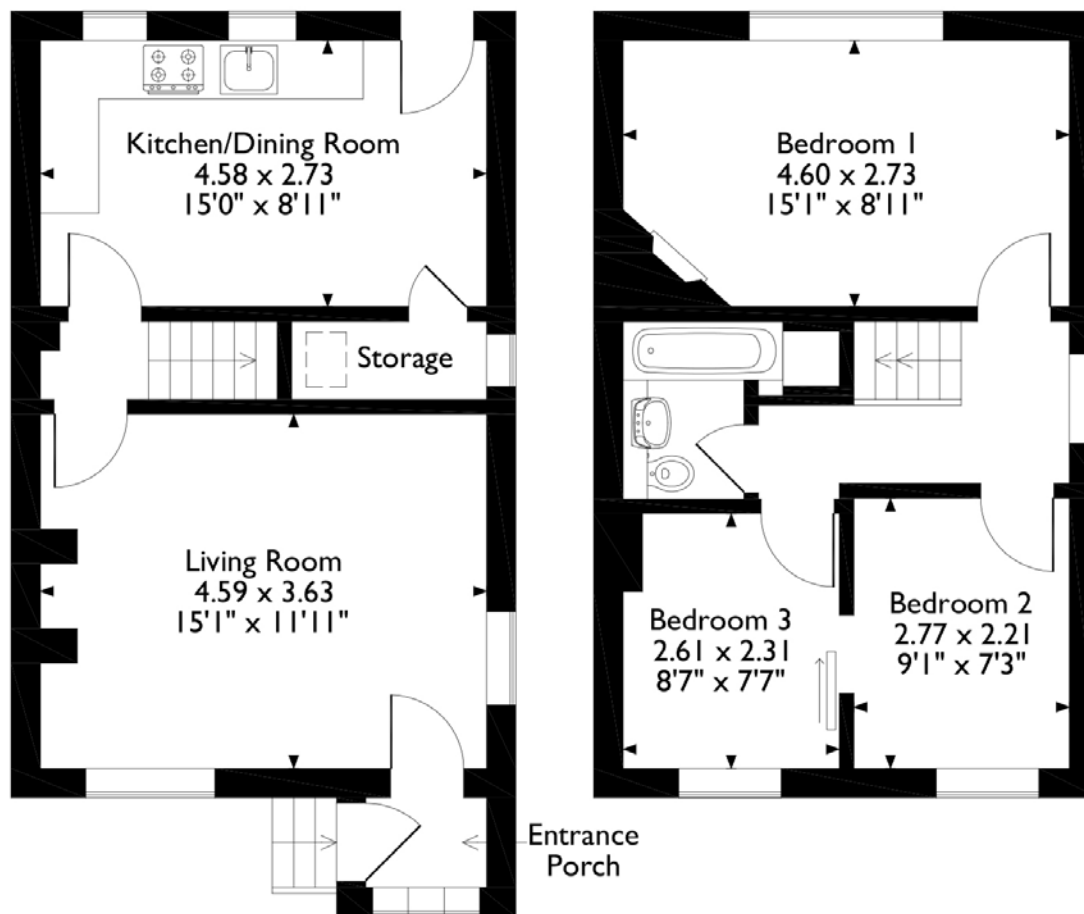


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Firemans Square, Chester

Approximate Gross Internal Area
70 Sq M/754 Sq Ft



Ground Floor

First Floor

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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