



## Saughall Road, Chester, CH1

**£140,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

ATTENTION FIRST-TIME BUYERS! - Set back from the road, close to a convenient range of local amenities, shops and businesses, you can find this three-bedroom semi-detached home. Loaded with potential for development, and ideal for any investors or first time buyers! Enter the property into a spacious

## Key features:

- Loaded with Potential
- Off-Road Parking
- Private Rear Garden
- Two Double Bedrooms
- A MUST VIEW

## Extra info:

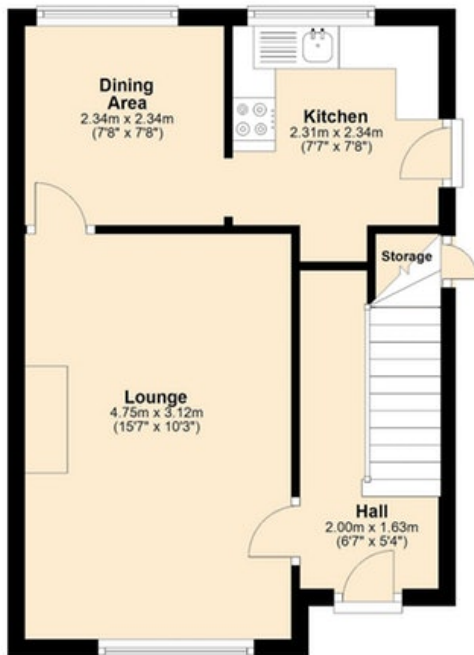
- **Property Age:** 85 years
- **Council Tax:** Band B (£1182.28 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



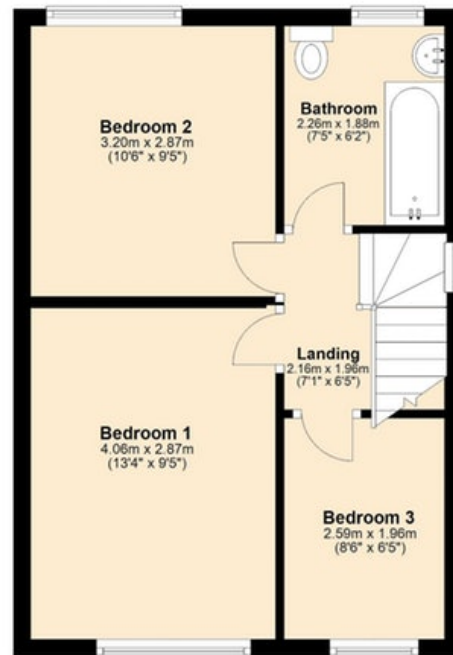
ATTENTION FIRST-TIME BUYERS! - Set back from the road, close to a convenient range of local amenities, shops and businesses, you can find this three-bedroom semi-detached home. Loaded with potential for development, and ideal for any investors or first time buyers! Enter the property into a spacious hallway with stairs rising to the first floor. To the front of the property is the spacious lounge, benefiting from a coal-effect gas fireplace, with wall-surround, mantelpiece and hearth. The lounge leads through into a dining area, which offers a private view into the rear garden, and has potential to be opened up into a spacious kitchen/diner. The dining area leads to the kitchen, with a range of fitted kitchen units, with an integrated oven and four-ring gas hob, as well as an exterior door leading out of the side access. To the first floor you will find two double bedrooms and a further single bedroom, with a fully-tiled three-piece family bathroom suite. To the front of the property there is a paved driveway, providing off-road parking, alongside a front garden, which is waiting to be transformed. There is gated access to the generous side access leading through into the rear garden. To the rear the garden is mainly laid gravel, a private and attractive outlook. There is a raised decked area, ideal for outdoor furniture and entertaining, as well as storage shed. This home is ready to live in, waiting to be transformed, and available now! Book your viewing online today.

Floor plan:

Ground Floor



First Floor



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**134, Saughall Road, Blacon, CHESTER, CH1 5EZ**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8804-7564-2329-4306-9613
<b>Date of assessment:</b> 06 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 June 2019	<b>Total floor area:</b> 76 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,971</b>
<b>Over 3 years you could save</b>	<b>£ 201</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 201 over 3 years                 </div>
Heating	£ 1,533 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 249 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 1,971</b>	<b>£ 1,770</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #e91e63; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="background-color: #00728f; color: white;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">69</td></tr> </table>	Current	69	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="background-color: #00728f; color: white;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">83</td></tr> </table>	Potential	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 891

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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