



1 CHURCH COTTAGES
SEALAND, CHESTER

JACKSON-STOPS 

**1 CHURCH COTTAGES, OLD SEALAND ROAD,
SEALAND, CHESTER, CH1 6BR**

APPROXIMATE GROSS INTERNAL AREA: 1706 SQ FT / 158.49 SQ M

AN ATTRACTIVE PERIOD PROPERTY IN
NEED OF MODERNISATION, CONVENIENT
FOR CHESTER WITH LARGE GARDEN AND
DEVELOPMENT POTENTIAL



DISTANCES

SAUGHALL - 1 MILE
CHESTER - 5 MILES
LIVERPOOL - 17 MILES
MANCHESTER - 41 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Hall
- Living Room
- Sitting Room
- Kitchen with Dining Room
- Downstairs Shower Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

OUTSIDE

- Parking
 - Garage
 - Lawned Garden
 - Separate Garden Plot
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LOCATION & COMMUNICATIONS

1 Church Cottages occupies a semi-rural location off a no-through lane being part of a small, private cul-de-sac. The property is well placed for daily needs being convenient for Saughall village which is 1 mile away which has Co-op, garage, nursery, school, surgery and attractive All Saints Church. Additionally, there is St. Bartholomew's Church in Sealand and also within walking distance is the Millenium Greenway which runs into central Chester. The centre of Chester is within 5 miles and the city offers a comprehensive range of amenities and sporting/recreational activities as well as excellent shopping in the city centre. Beyond Chester there is The Outlet Village at Cheshire Oaks and Broughton Shopping Centre.

On the recreational front there is sailing and rowing on the river, tennis and squash clubs on Wrexham Road, cricket, rugby and football clubs nearby, golf range & short course across the road at Foregolf and horse racing on the Roodee Course. On the educational front there is a choice of state primary and secondary schooling in and around the city, with primary in Saughall. There are excellent communication links with easy access to the A55 expressway serving North Wales and the M56 is within 3 miles. Chester Station offers a 2 hour service to London Euston for travel further afield Liverpool John Lennon Airport and Manchester Airport within 26 and 34 miles respectively.

DESCRIPTION

1 Church Cottages is believed to date from the early 1900's having been constructed in conjunction with the Church Cottages cul-de-sac at the time the Old Sealand Road was cut-off to create the no-through road. The cul-de-sac consists of 5 dwellings, namely No's 1, 3, 4, 5 & 7. The property is semi-detached property constructed of brick with cream rendered elevations under a slate roof and for the most part arranged over two floors. In addition to the house there is a



detached garage of similar construction with parking area in front and across the lane a rectangular parcel of land, presently used as additional garden. The property is now in need of modernisation throughout and more particularly on a cosmetic basis along with re-fitting of kitchen & bathroom to bring the property into modern standards. Once completed it will present very well as a modern family home, either for couples or younger families.

The front door opens into a hall from which the two main reception rooms are accessed off. To the left is the living room which is a well-proportioned room with brick fireplace & picture rail. The sitting room is opposite with similar features but also has a set of double doors into the dining room. The dining room has space for entertaining beside a large window, giving the room plenty of light, and beside which steps lead down into the kitchen. The kitchen has fitted wall & base units with laminate tile floor and space for cooker/ stove and plumbing for washing machine/tumble dryer. Beyond the kitchen is the back porch with door to outside and a downstairs w.c. with low flush w.c. with basin above and shower cubicle. At first floor level there is a half landing which leads to bedroom 2 which is a good-sized double before the stairs continue to a spacious landing. To the right of the landing is bedroom 1 which is a large double and opposite is bedroom 3 which is a large single/small double room. Also off the landing is the family bathroom which is particularly large with low flush w.c., pedestal hand basin, shower cubicle and integrated bath.

Externally there is a lawned area to the front of the house and to the side of the garage & parking area. The garage has light & power with up & over door and separate personnel door. The garden continues around the side of the house to the back door where there is a small gravel area housing the oil tank and also space for bin & log stores. On the opposite side of the lane there is large area of garden which has a set of double gates which opens onto an area of gravel and beyond



which is a flat lawned area and raised stone flagged patio. The side garden has electric & power running to it and has previously been used in conjunction with the house. Arguably there is some development potential with the land, subject to planning permission. It is conceivable that you could create a home office/garden room on the land which can enhance the useability of the garden space, particularly for entertaining in the summer months. Alternatively, given the size, position, road access and general surroundings the side garden may be of interest to developers and speculators who may wish to look into the residential development prospects on the land. At present, the owners have not looked into the matter nor are wishing to have any overage clause on the land.

DIRECTIONS

what3words: ///bolt.presumes.fortunate

From the centre of Chester travel towards and through the Sealand Industrial Estate along Sealand Road. Travel along Sealand Lane for approximately 2 miles and at the traffic lights turn right towards Saughall. As you pass the church, turn right onto Old Sealand Road. Continue for a few hundred yards and there is a sign for Church Cottages on the right, with No. 1 being the corner plot on the right, with garden opposite.

PROPERTY INFORMATION

Address: 1 Church Cottages, Old Sealand Road, Sealand, Chester, CH1 6BR.

Tenure: Freehold with vacant possession.

Services: Mains water, electricity. Private drainage (Shared Septic Tank). Oil central heating. Telephone line and Broadband connection.

Local Authority: Flintshire County Council - T: 01352 752 121

Council Tax: Tax Band F - £3,219.42 payable 2025-26.

Viewing: Strictly by appointment via Jackson-Stops Chester office - T: 01244 328 361

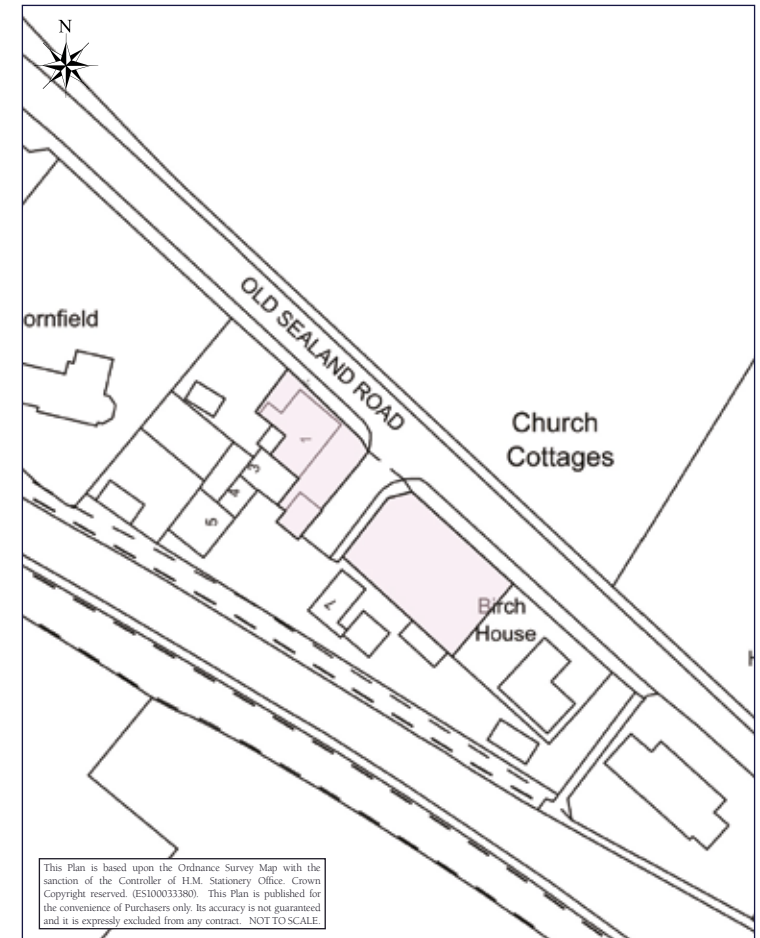
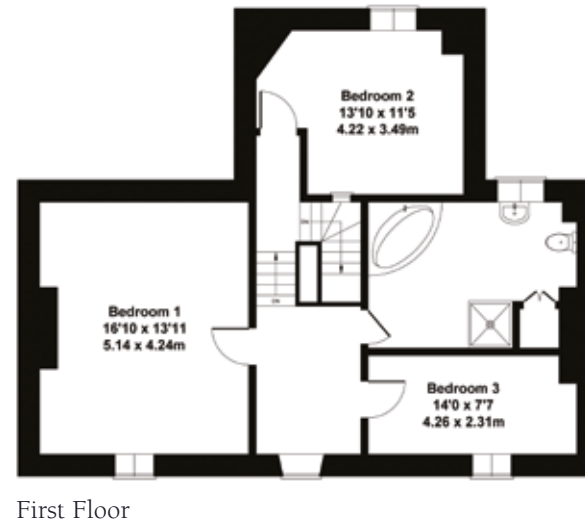
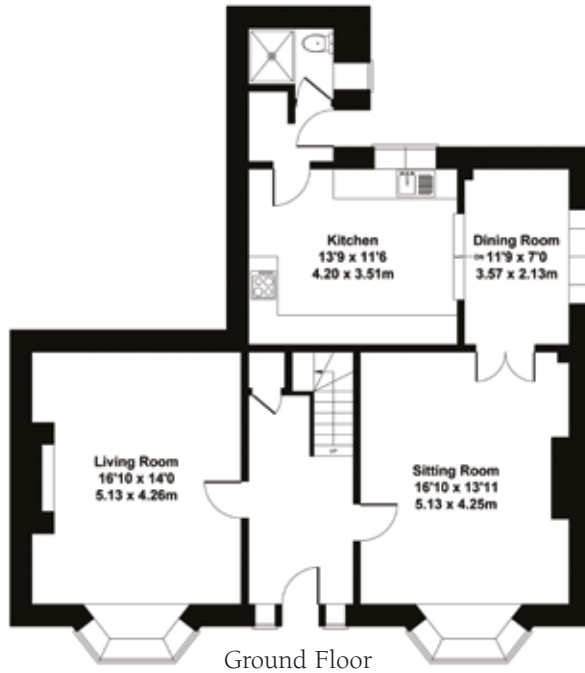
Fixtures & Fittings: Unless specifically mentioned in these particulars, all contents fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items maybe available by separate negotiation.



1 CHURCH COTTAGES

APPROXIMATE GROSS INTERNAL AREA:
1706 SQ FT / 158.49 SQ M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

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