



34 Mercia Grove, Saughton  
£575,000



## 34 Mercia Grove

Saighton, Chester

Number 34 Mercia Grove is a beautifully presented four-bedroom detached home, set in a quiet cul-de-sac just off Green Howards Road. Tucked away in a private position, it enjoys a wide lawned frontage with mature hedging, a double-width driveway and an integral double garage, creating a strong sense of space and seclusion while still being only a short walk to local shops and amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



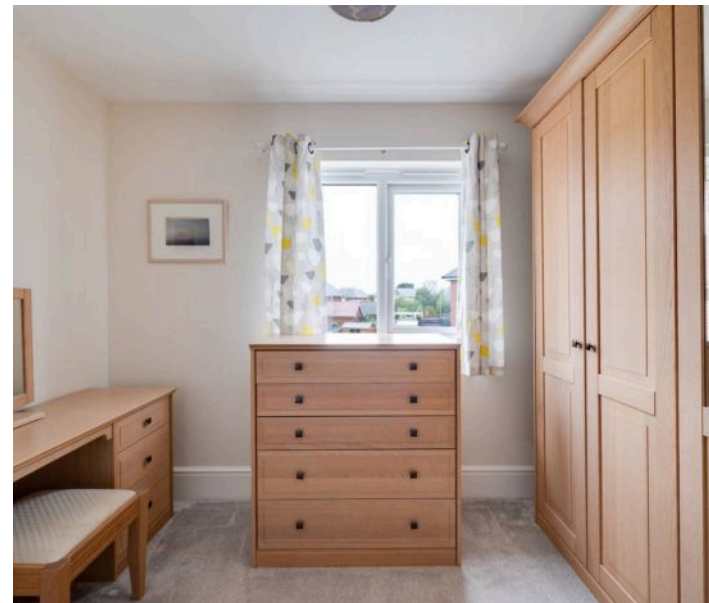


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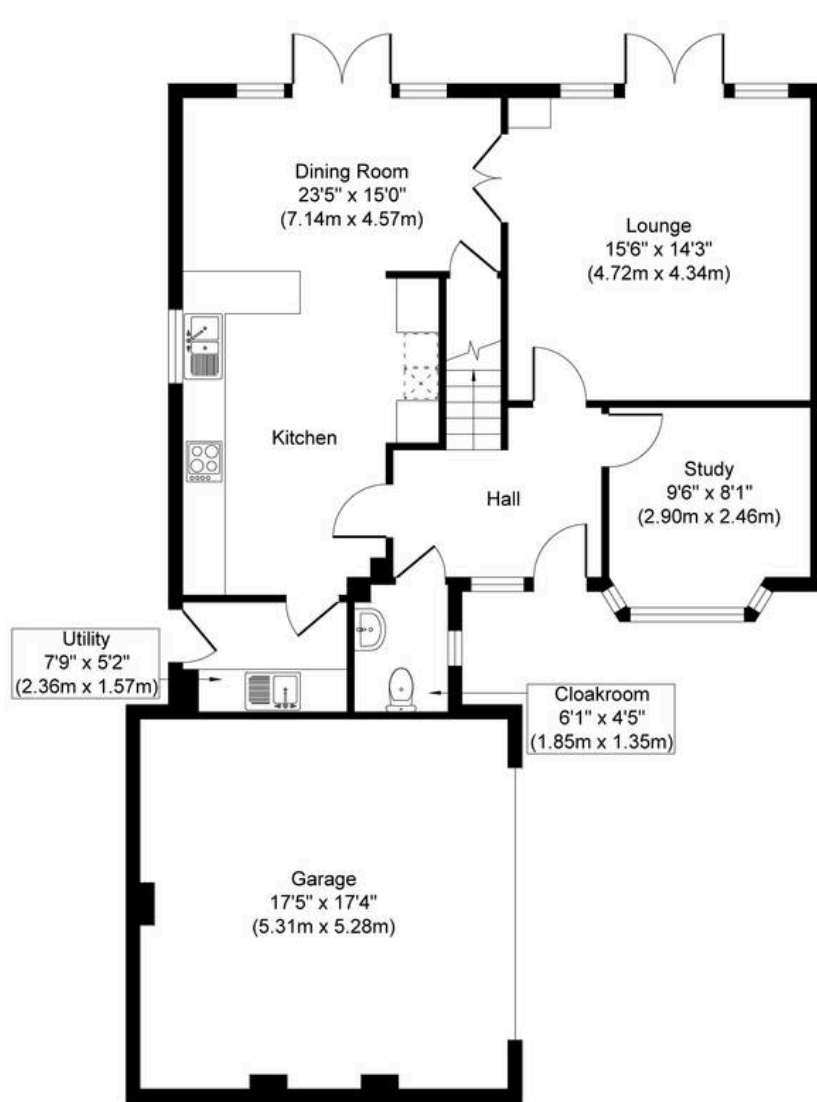
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Immaculate four bedroomed detached family home with a double garage with personal door to the rear

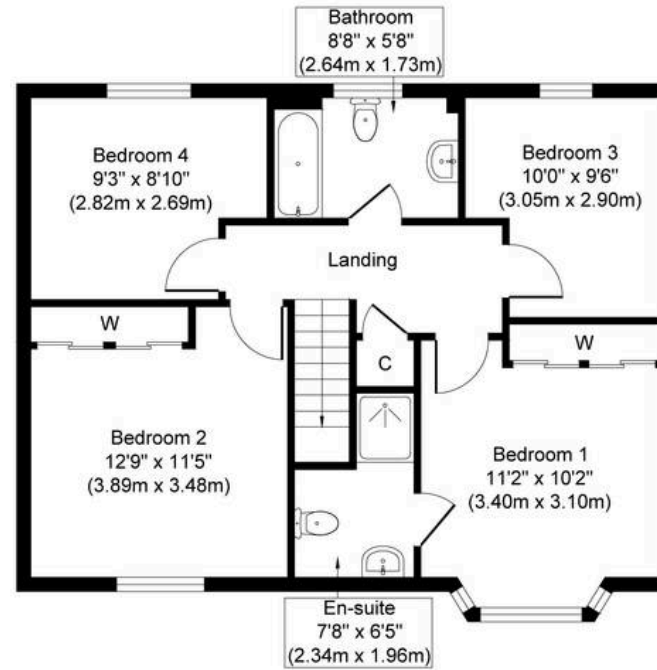
- Beautifully planted, private, sunny rear garden, timber summerhouse/home office which is insulated with power and lighting and Wifi making and ideal work hub
- Spacious living room which overlooks the rear garden, over 23ft long breakfast kitchen with Quartz work surfaces with UPVC French doors from both the living room and kitchen
- Utility room, ground floor study, cloaks/w/c completing the ground floor accommodation
- Four good sized first floor bedrooms with fitted wardrobes and an en-suite shower room to the master bedroom with a further main family bathroom
- Fixed solar panels which feed into the national grid, plentiful parking with a large lawned frontage, great location set back from the road whilst being the last house tucked away in the close
- Popular ex Redrow design in a superb location







**Ground Floor**  
**Approximate Floor Area**  
**1062 sq. ft**  
**(98.71 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**677 sq. ft**  
**(62.86 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Currans Homes Sales

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