



HINCHLIFFE
HOLMES



15 WAVELL WAY



GROUND FLOOR

Entrance Hall | Dining Kitchen | Sitting Room | WC

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Gardens

15 WAVELL WAY

Saighton | CH3 6BP

Situated in a most convenient location and positioned at the head of a popular quiet executive development, a beautifully presented semi-detached family home with high specifications throughout. Landscaped private gardens and driveway providing off road parking.

Saighton is a wonderful situation offering the best of both worlds, being on the edge of open countryside whilst being within easy striking distance of Chester City Centre and the A55 southerly bypass. There are a wide range of facilities in the nearby Huntington and Boughton including a Sainsbury's supermarket with the River Dee and Red House public house/restaurant also within easy striking distance. The property is also a short walk from the Rake & Pikel public house, whilst a co-op convenience store, garden centre and bus stop (with connections to Chester) can all be found on the edge of the development.

The close by Cathedral city of Chester is a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing restaurant and cafe scene and the new Story House theatre. It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens, Chester. Home to one of the oldest racecourses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis and other recreational sports. Opportunities for walking, boating, and picnicking are immediately to hand. Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. A direct and frequent rail service to London Euston takes about 2 hours.



















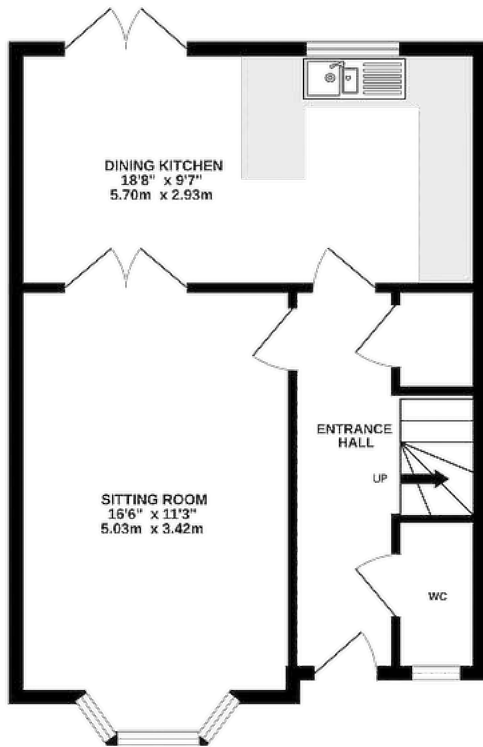






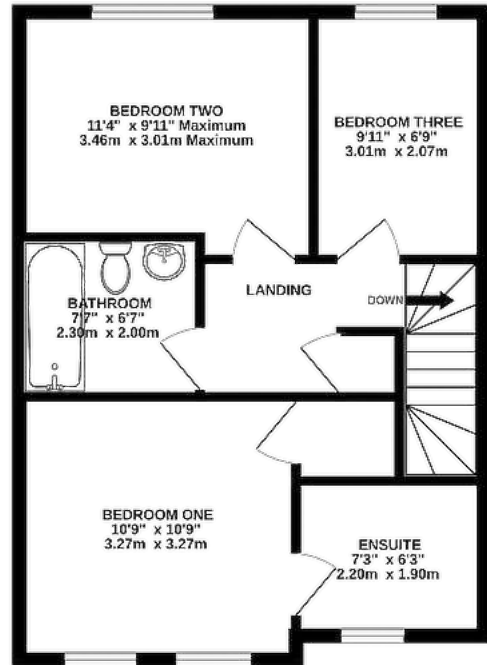


GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas fired central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

POSSESSION

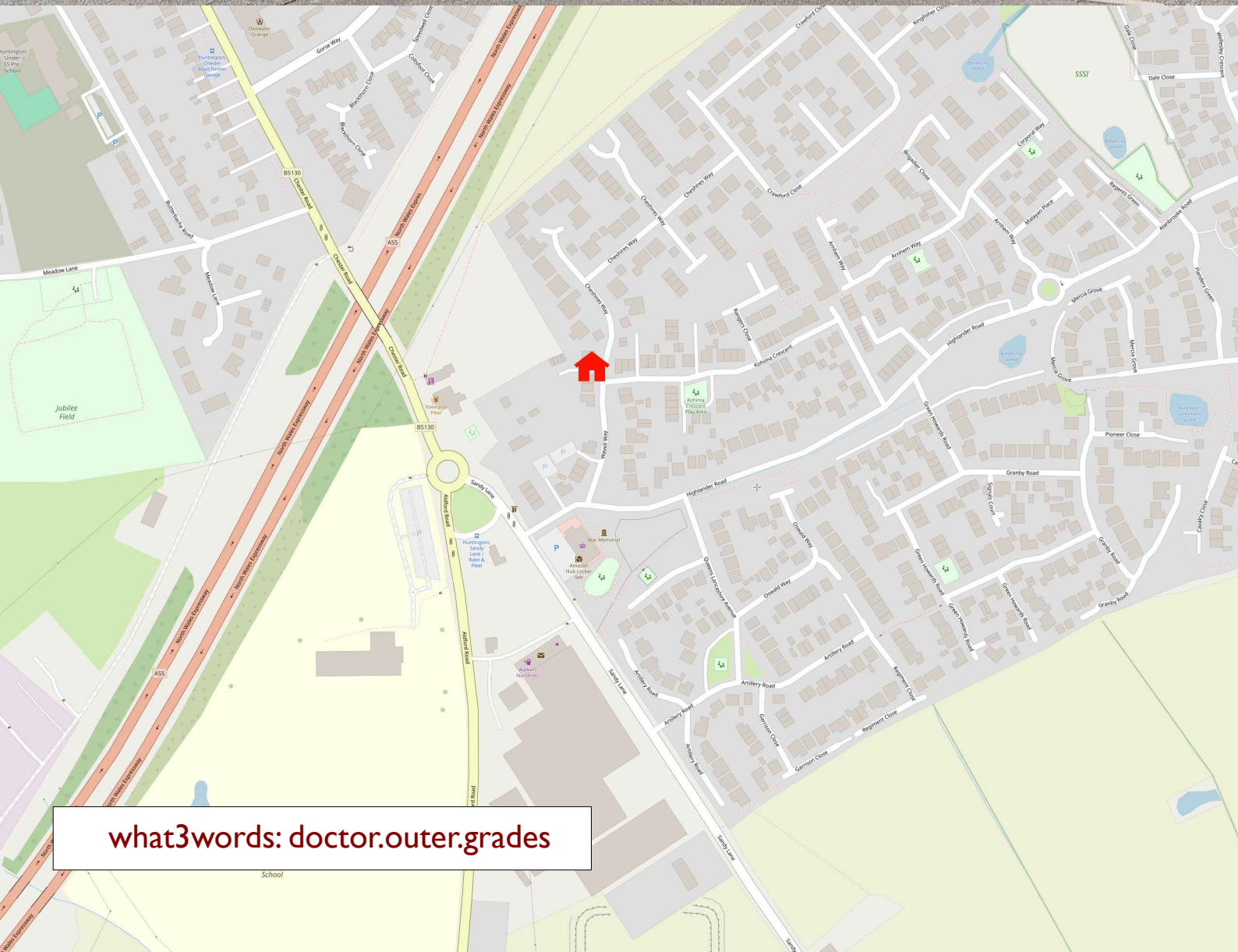
Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



what3words: doctor.outer.grades



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes

2021-2022



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes

2023-2024



TheNegotiator
Awards 2022
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk