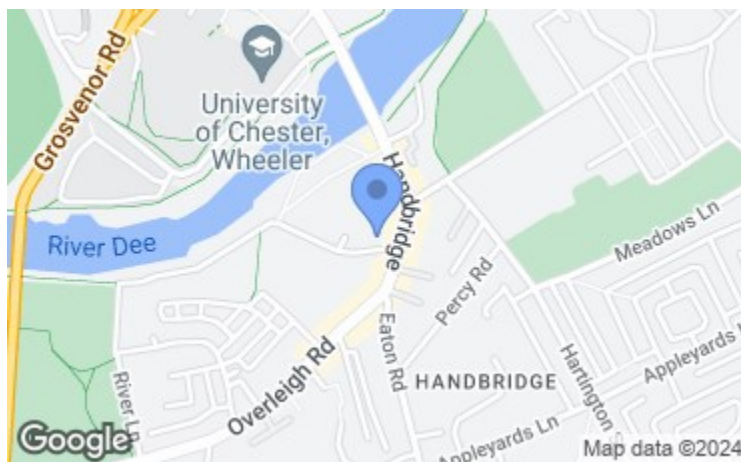
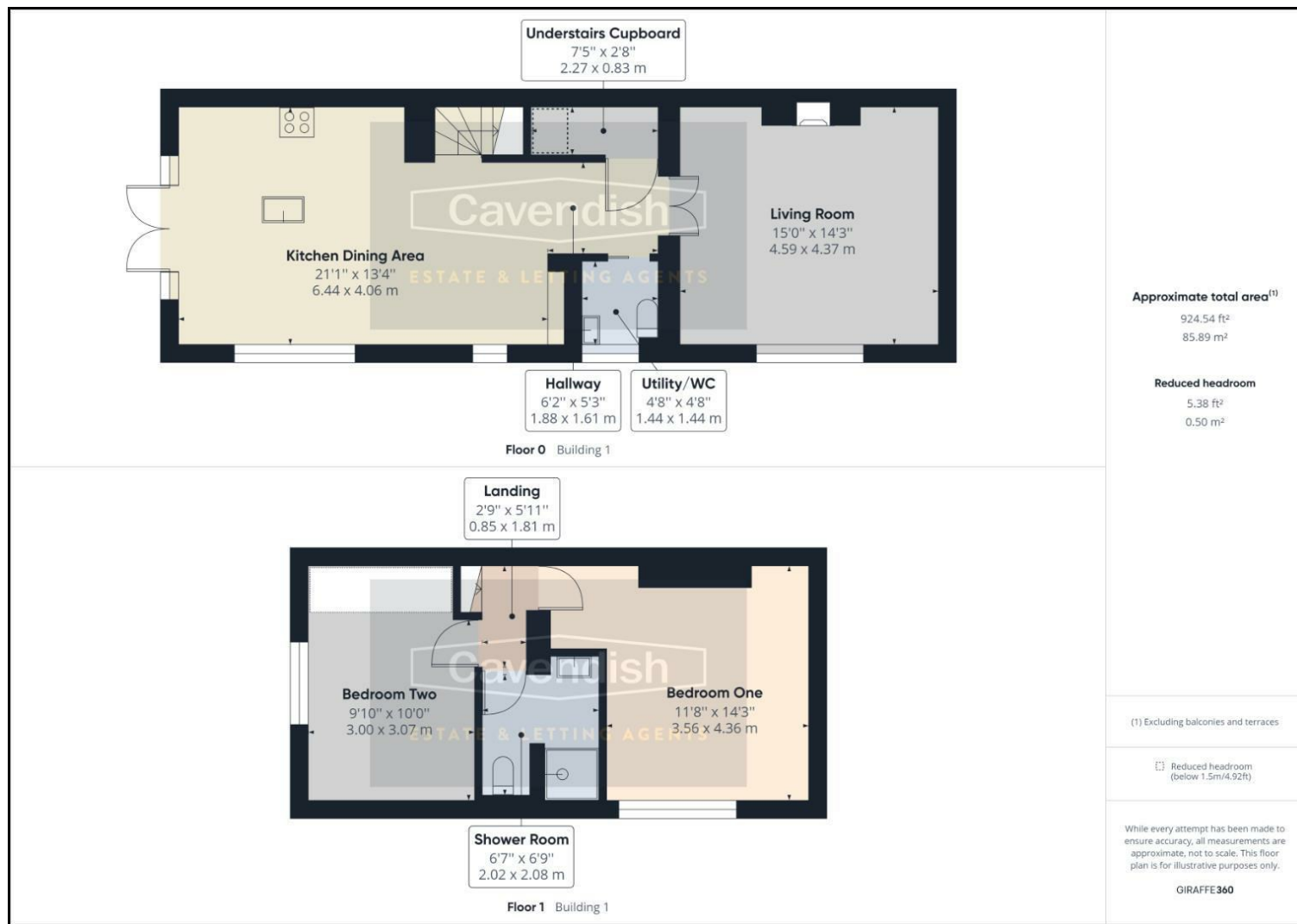


2 Edgar Cottages Greenway Street, Handbridge, Chester, CH4 7JP



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Edgar Cottages Greenway Street

Handbridge, Chester,
CH4 7JP

No Onward Chain

£430,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

*** STUNNING COTTAGE * FINISHED TO A HIGH STANDARD * VIEWING ESSENTIAL.** A former Grosvenor Estate semi-detached cottage occupying an elevated position on a sandstone ridge with views towards Edgars Field. The property is located within the Handbridge Conservation Area and is ideally situated just off Greenway Street. The cottage has been subject to a comprehensive scheme of modernisation and improvement to provide the following accommodation: impressive open-plan kitchen/dining area fitted with a contemporary range of kitchen units and island, living room with cast-iron log burner, utility/WC, first floor landing, two good sized bedrooms and a well-appointed shower room. The property benefits from gas fired central heating and has double glazed windows to include a number of beautiful stone mullioned windows. The property is located just off Greenway Street and is set within a walled garden with patio and lawn. If you are looking for a period property, close to a wide range of local amenities and within easy reach of both the river and the city centre, then we would strongly urge you to view.

LOCATION

The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

BREAKFAST KITCHEN/DINING AREA

6.68m plus hallway x 4.01m maximum (21'11" plus hallway x 13'2" maximum)



A large open-plan Kitchen/Dining Area with Porcelain tiled floor.



* The property is on water rates.

* There is No Onward Chain involved in the sale of this property.

* The current owners have undertaken a comprehensive scheme of modernisation and improvement to include: a new roof, re-wiring with certification, new central heating system with certification, fully re-plastered, redecoration, new flooring, new kitchen, new sanitary ware, new double glazing, and garden landscaping. The property is finished to a very high standard and is ready to move into.

* There is a Hikvision video doorbell system which can be connected to a Smart App.

* The property is protected by a burglar alarm

PERMIT PARKING SCHEME

Greenway Street falls under residents parking Zone K. The cost of the resident's permit is currently £60 per year (2022). Permits are subject to application and availability. Parking Services, Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE. email: parking@cheshirewestandchester.gov.uk

DIRECTIONS

From the agent's Chester office proceed to the traffic lights and turn right onto Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge and after a short distance take the first turning right into Greenway Street. The entrance leading to Edgar Cottages will then be found on the right hand side.

VIEWING

By appointment through the Agents Chester Office 01244 404040

PJS/CC

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with

Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

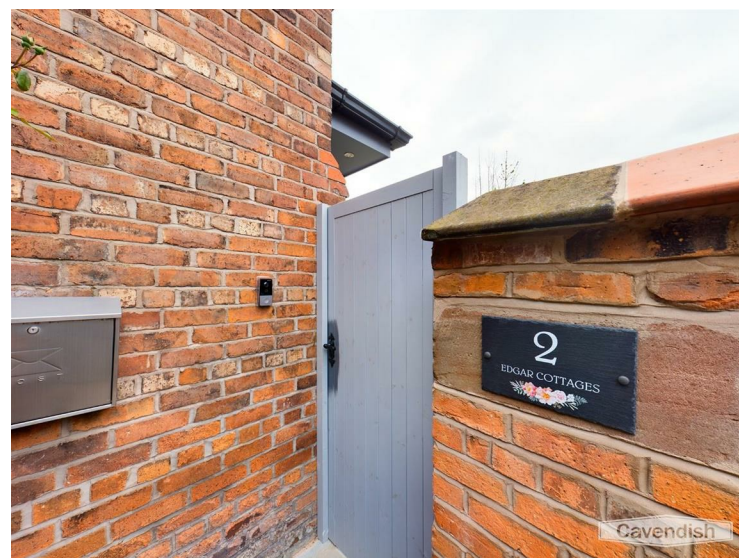
SHOWER ROOM

2.06m plus recess x 2.01m overall (6'9" plus recess x 6'7" overall)



Beautifully appointed suite in white with chrome style fittings comprising: large tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head and glazed door; low level dual-flush WC; and fitted worktop with wash hand basin and mixer tap. Fully tiled walls, recessed LED ceiling spotlights and extractor, chrome ladder style towel radiator and tiled floor.

OUTSIDE



The property occupies a delightful location accessed from Greenway Street. External gas meter cupboard. letter box and video doorbell system. The cottage is set within a

delightful walled garden laid mainly to lawn with a porcelain flagged patio and brick edging. Outside water tap. contemporary outside lighting, feature downlights, and external double power point.



AGENT'S NOTES

- * Council Tax Band C - Cheshire West and Chester County Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their Solicitor.
- * Services - mains gas, electricity, water and drainage are connected.
- * The property is located in a Conservation Area.



BREAKFAST KITCHEN

Fitted with a range of dark grey high gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktop. Fitted five-ring gas hob with extractor above and built-in AEG electric fan assisted oven and grill. Tiled recess for American style fridge freezer and cupboard above. Large island unit with wooden worktop incorporating a breakfast bar, inset one and half bowl ceramic sink unit with chrome mixer tap, double storage cupboard beneath, wine rack, two pull-out basket drawers and plumbing and space for dishwasher. Coved ceiling, recessed ceiling spotlights, two contemporary glass chandelier lights, mains

connected heat alarm, double radiator with thermostat, wall mounted Hikvision video door bell control panel. UPVC double glazed window and UPVC double glazed French doors to the garden with full height double glazed windows at each side.

DINING AREA



With recessed LED ceiling spotlights, fitted shelf with provision for wall mounted TV above, single radiator with thermostat, stone mullioned double glazed window, coved ceiling, and burglar alarm control pad. Double opening doors with bevelled glass to the Living Room. sliding 'pocket' door to the Utility/WC, wooden panelled latch-lever cottage style door to the Under-stairs Storage Cupboard. and turned staircase to the first floor.

UNDER-STAIRS STORAGE CUPBOARD

2.29m x 0.81m (7'6" x 2'8")

Electric meter, electrical consumer board, telephone point, double power point, Porcelain tiled floor and light point.

UTILITY/WC

1.42m x 1.37m (4'8" x 4'6")



tilled hearth housing a cast-iron log burner, coved ceiling, ceiling light point, double radiator with thermostat, two TV aerial points, telephone point, six double power points and beautiful double glazed stone mullioned windows.



Comprising: low level Duravit WC with concealed cistern; and fitted worktop with circular wash hand basin and chrome mixer tap. Plumbing and space for washing machine, space for tumble dryer, chrome towel radiator, wall cupboard, Xpelair extractor, ceiling light point, part-tiled walls, Porcelain tiled floor, wall mounted Viessmann combination condensing gas fired central heating boiler and stone mullioned double glazed window.

LIVING ROOM

4.55m x 4.32m (14'11" x 14'2")



Decorative chimney breast with wooden mantel and quarry

LANDING



Double glazed Velux rooflight, mains connected smoke alarm, two recessed LED ceiling spotlights and access to insulated loft space. Wooden panelled latch lever cottage style doors to Bedroom One, Bedroom Two and Shower Room.

BEDROOM ONE

4.34m x 3.56m plus door recess (14'3" x 11'8" plus door recess)



A large bedroom with UPVC double glazed window, part-vaulted ceiling with two ceiling light points, provision for wall mounted flat-screen television, double radiator with thermostat, telephone point and mahogany wood strip flooring.

BEDROOM TWO

3.05m extending to 4.04m x 2.97m (10' extending to 13'3" x 9'9")



UPVC double glazed window, part-vaulted ceiling, ceiling light point, telephone point, provision for wall mounted flat-screen television, double radiator with thermostat and alcove with fitted shelving.

