



Total area: approx. 159.8 sq. metres (1719.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



3 Pentre Close
Ashton, Chester, Cheshire,
CH3 8BR

Asking Price
£500,000

* PICTURESQUE VILLAGE LOCATION * LARGE DETACHED BUNGALOW WITH FLEXIBLE LAYOUT *

A well-presented four-bedroom detached bungalow forming part of a small cul-de-sac within the desirable village of Ashton Hayes. The accommodation briefly comprises: porch, reception hallway, living room with cast-iron log burner and French doors to outside, impressive open-plan fitted kitchen with granite worktops and dining area, side hall, utility room, WC, principal bedroom with built-in wardrobe and en-suite bathroom, bedroom two with built-in double wardrobe and fitted triple wardrobe, bedroom three with built-in double wardrobe and bedroom four. To the first floor, the loft has been converted to create an additional loft room with bathroom. The property benefits from double-glazed windows and has gas-fired central heating. Externally, there is a lawned garden at the front with shrubbery and block-paved driveway. To the rear, there is a lawned garden and Indian stone flagged terrace which is fully enclosed and enjoys a good degree of privacy.

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 Residential.



LOCATION

Ashton Hayes is a popular village located about eight miles away from Chester and six miles from Tarporley. The village is particularly picturesque and enjoys many amenities including an award winning community shop, a children's nursery (recently awarded outstanding by OFSTED) and well supported parish church. The village also boasts a beautiful recreational field and playground created in recent years with the aid of a Lottery grant. Ashton Hayes has its own highly regarded primary school and the area as a whole is renowned for excellent education establishments in both the state and private sector. The area walks locally and Delamere Forest is also close by. Further amenities are available in the nearby village of Mouldsworth including the Goshawk public house and Mouldsworth railway station which provides a direct link on the Chester to Manchester line. The area as a whole is ideal for the business traveller with the A55, M56 and M53 close at hand.

APPROXIMATE DISTANCES

Tarvin 3 miles, Kelsall 4 miles, Helsby 5 miles, Frodsham 6 miles, Chester 9 miles, Liverpool Airport 18 miles, Warrington 20 miles, Liverpool 26 miles, Manchester Airport 31 miles and Manchester - 38 miles. (NB: All distances are approximate. Source - RAC Route Planner)

AGENT'S NOTE

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

PORCH

Composite entrance door with two double-glazed inserts, recessed LED single spotlight and tiled floor. Glazed door with glazed side panel to the Reception Hall.

RECEPTION HALL

Beautiful wood-block parquet flooring, mains-connected smoke alarm, recessed LED spotlights, built-in cupboard housing the electric meter and electrical consumer board, and single radiator with thermostat. Doors to Living Room, Bedroom One, Bedroom Two, Bedroom Three and Bathroom.

LIVING ROOM

4.29m x 4.04m (14'1" x 13'3")



Chimney breast with large brick hearth housing a cast-iron log burner and fitted shelving to recess, coved ceiling, double radiator with thermostat, beautiful wood-block parquet flooring, and double-glazed French doors with full-height windows at each side to the rear garden. Opening to Dining Area/Kitchen.

DINING AREA

3.05m x 2.97m (10' x 9'9")



Double-glazed window overlooking the rear, ceiling light point, single radiator with thermostat and beautiful wood-block parquet flooring. Open-plan to the Kitchen.

KITCHEN

3.89m x 3.00m (12'9" x 9'10")



Fitted with a comprehensive range of kitchen units incorporating drawers and cupboards with granite worktops and matching upstands. Inset single bowl Frankie stainless-steel unit with mixer tap and drainer grooves into the worktop. Fitted four-ring NEFF touch-control ceramic hob with extractor above and built-in NEFF electric fan-assisted oven and grill. Integrated fridge and integrated NEFF dishwasher, recessed LED ceiling spotlights, tiled floor, double radiator with thermostat, mains-connected heat alarm, pull-out bin store, under-cupboard spotlighting and UPVC double-glazed window overlooking the front. Opening to Side Hall.

SIDE HALL

Composite entrance door with double-glazed inserts to outside, recessed LED ceiling spotlights, single radiator with thermostat, mains-connected smoke alarm, tiled floor, and wall spotlight. Doors to the Utility Room, Study/Bedroom Four and Separate WC.

UTILITY ROOM

3.58m x 1.78m (11'9" x 5'10")

Fitted base cupboard with wood-effect worktop and inset one and half bowl composite sink unit and drainer with mixer tap. Tall storage cupboard, plumbing and space for washing machine, space for tumble dryer, wall-mounted Worcester Greenstar condensing gas-fired central heating boiler, single radiator with thermostat, tiled floor, recessed LED ceiling spotlights, electrical consumer unit, central heating and hot water controls, UPVC double-glazed window overlooking the rear and part-glazed stable-type door to outside.

DOWNSTAIRS WC

1.55m x 1.37m (5'1" x 4'6")

Comprising: low-level dual-flush WC; and wall-mounted wash hand basin with mixer tap and tiled splash-back. Tiled floor, single radiator with thermostat, two recessed LED ceiling spotlights, extractor, and UPVC double-glazed window.

STUDY/BEDROOM FOUR

4.04m x 2.54m (13'3" x 8'4")



UPVC double-glazed window overlooking front, double radiator with thermostat and recessed LED ceiling spotlights.

PRINCIPAL BEDROOM

3.96m max x 3.71m (13' max x 12'2")



UPVC double-glazed window overlooking the front, single radiator with thermostat, ceiling light point and built-in wardrobe with part-glazed doors and hanging rails. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

2.69m x 1.40m (8'10" x 4'7")



Modern white suite with chrome-style fittings comprising: walk-in shower enclosure with Mira shower, canopy-style rain showerhead, extendable shower attachment and glazed screens; fitted worktop with inset wash hand basin, mixer tap and storage beneath; and low-level dual-flush WC with concealed cistern. Chrome ladder-style radiator, panelled

ceiling with recessed LED ceiling spotlights, tiled floor and UPVC double-glazed window.

BEDROOM TWO

3.66m x 3.45m (12' x 11'4")

Double-glazed window overlooking the rear, ceiling light point, single radiator with thermostat, built-in double wardrobe with hanging space and fitted triple wardrobe.

BEDROOM THREE

2.84m x 2.67m (9'4" x 8'9")

Double-glazed window to side, ceiling light point, telephone point and single radiator with thermostat, and built-in double wardrobe with hanging space and shelving.

BATHROOM

2.41m x 1.75m (7'11" x 5'9")



Comprising: panelled bath with mixer tap, shower attachment, wall-mounted mixer shower and glazed shower screen; low-level WC; and pedestal wash hand basin with mixer tap. Wall tiling to bath and shower area, recessed LED ceiling spotlights, extractor, tiled floor, single radiator with thermostat and UPVC double-glazed window to front.

FIRST FLOOR**LOFT ROOM**

4.93m x 3.15m and 5.03m extending to 5.82m x 3.15m (16'2" x 10'4" and 16'6" extending to 19'1" x 10'4")



With spindle balustrade, ceiling light point, mains-connected smoke alarm, recessed LED ceiling spotlights, carbon monoxide alarm, pitched ceiling with three double-glazed Velux rooflights and fitted blinds, two wall light points, access to boarded eaves storage with lighting, and alcove (ideal for storage). Opening to Bathroom.

BATHROOM

3.15m x 2.59m (10'4" x 8'6")

Modern white suite with chrome-style fittings comprising: panelled bath; low-level dual-flush WC; and wall-mounted wash hand basin with mixer tap, tiled splashback and storage drawers beneath. Wall tiling to bath area, tiled floor, Vent-Axia extractor, recessed LED ceiling spotlights, single radiator with thermostat, and pitched ceiling with two double-glazed Velux rooflights and fitted blinds. Door to boarded loft area.

LOFT AREA

With fluorescent strip light and a pressurised hot water cylinder.

OUTSIDE FRONT

The property forms part of a small cul-de-sac. To the front there is a generous-sized lawned garden with sandstone retaining wall, hedged boundaries, and block-paved driveway. A gated pathway at the side provides access to the rear garden. External gas meter cupboard and outside light to side.

OUTSIDE REAR

To the rear there is a neatly laid lawn with well-stocked shrub borders and a large Indian stone flagged terrace. The garden is enclosed by wooden fencing and mixed hedging with a variety of small trees and climbing plants. The garden enjoys a good degree of privacy. Outside water tap, timber-built garden shed, and contemporary outside lighting. The bungalow occupies a sunny position.

**AGENT'S NOTES**

- * Council Tax Band E - Cheshire West and Chester.
- * Tenure - believed to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, water, electricity and drainage are connected.
- * Water - the property is on a water meter/water rates. **TBC
- * The property benefits from double-glazed windows and has gas-fired central heating.

*Low maintenance UPVC fascia boards and replacement guttering have been fitted.

* The patio was laid in 2021.

DIRECTIONS

From Chester City centre proceed out of the City in an easterly direction through The Bars at Boughton and at the traffic lights next to the Boughton Health Centre continue straight across. Follow the road, keeping in the left hand lane at the Bill Smith's Motorcycle Showroom, onto the A51 Tarvin Road. Proceed straight across at the traffic lights into Vicars Cross Road and at the main junction with the A55 Expressway continue straight across again onto the A51 Tarvin Road. Continue through Littleton and Stamford Bridge to the roundabout at Tarvin and continue straight across onto the A54 in the direction of Kelsall. Shortly after Tarvin Sands turn left signposted Ashton and Mouldsworth into Ashton Lane (B5393). On entering the village turn right into Kelsall Road and then at the t-junction turn left into Duck Lane. Follow Duck Lane, which leads into Shay Lane, before turning right into Pentre Close. The turn left, which is also Pentre Close, and the property will then be found on the left hand side.

VIEWING

By appointment through the Agent's Chester Office.

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

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.