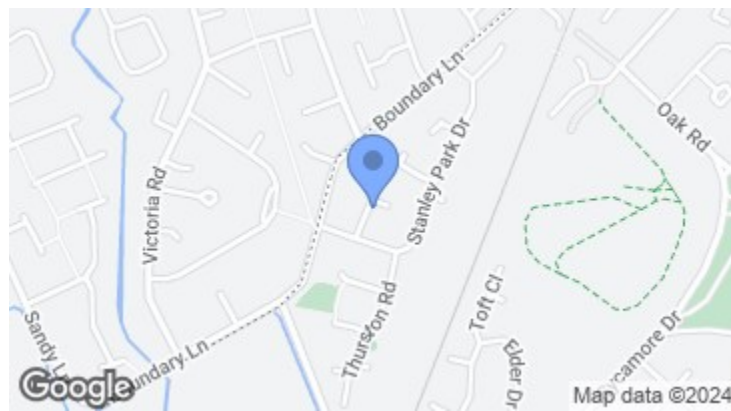


Total area: approx. 85.5 sq. metres (920.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
	84
57	

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A

(61-91) B

(49-60) C

(35-48) D

(21-38) E

(1-20) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



11 Halkett Close

Saltney, Chester,
CH4 8PD

£280,000

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.



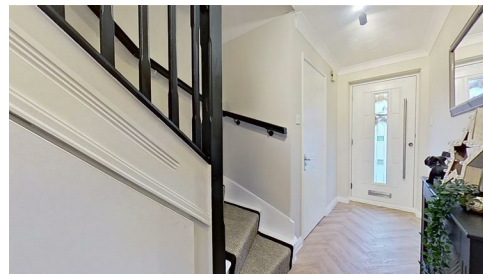
* PLEASANT CUL-DE-SAC POSITION * CONTEMPORARY HOME WITH READY TO MOVE INTO ACCOMMODATION. A modern three bedroom detached house forming part of a small cul-de-sac off Stanley Park Drive in Saltney. The accommodation briefly comprises: entrance hallway, downstairs WC, living room with bay window and contemporary log burner, impressive open-plan dining kitchen with island unit, integrated appliances and French doors to outside, landing, principal bedroom with bay window and en-suite shower room, bedroom 2, bedroom 3 and bathroom. The property is well presented throughout and benefits from uPVC double glazed windows and gas fired central heating. Luxury vinyl wood effect flooring on the ground floor was fitted in 2022 and new carpets were fitted in 2023. Externally, there is a lawned garden at the front with mature shrubbery and trees. A tarmac driveway for two cars extends to the side. To the rear the garden has been attractively landscaped and is laid mainly to lawn with two timber deck seating areas, an Indian stone flagged patio and raised borders with wooden sleepers, decorative stone and specimen olive trees.

LOCATION

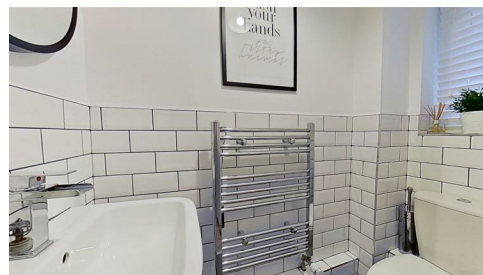
The property is conveniently situated close to local shops in Saltney, including a Morrison's and Asda supermarket. Schools for all ages are available in the immediate vicinity and there are frequent bus services to Chester, Broughton and Mold. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Canopy porch with outside sensor light and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

Coved ceiling, two ceiling light points, smoke alarm, radiator, vinyl wood effect strip flooring, thermostatic heating controls, and spindle staircase to first floor with built-in understairs storage cupboard. Doors to downstairs WC, living room and kitchen/dining area.

DOWNSTAIRS WC

White suite comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, chrome ladder style towel radiator, tiled floor, ceiling light point, electric consumer board and uPVC double glazed window with obscured glass.

LIVING ROOM

4.62m into bay x 3.40m (15'2" into bay x 11'2")



uPVC double glazed bay window overlooking the front with plantation style shutters, contemporary column style radiator with thermostat, coved ceiling with two ceiling light points, vinyl wood effect strip flooring and a contemporary log burner with slate hearth.

KITCHEN/DINING AREA

5.61m x 3.18m (18'5" x 10'5")



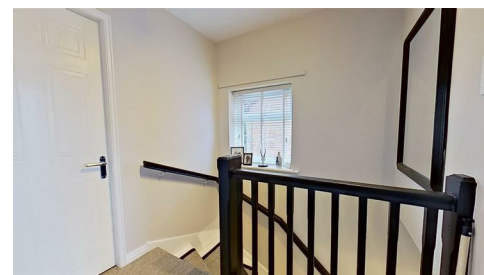
Open-plan kitchen/dining area with feature brick wall and vinyl wood effect strip flooring.

KITCHEN

Fitted with a modern range of base and wall level units incorporating drawers and cupboards with oak worktops. Inset one and a half bowl composite Franke sink unit and drainer with extendable mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Built-in Zanussi fan assisted oven and grill, and integrated microwave, fridge/freezer, dishwasher and washing machine. Matching island unit with oak worktop incorporating a breakfast bar and fitted four-ring induction touch control ceramic hob with ceiling mounted extractor above. Recessed LED ceiling spotlights and LED kickboard lighting, double radiator, and uPVC double glazed window overlooking the rear garden.

DINING AREA

With recessed LED ceiling spotlights and two ceiling light points, double radiator and uPVC double glazed French doors to rear garden.

**LANDING**

uPVC double glazed window to side, spindle balustrade, ceiling light point, smoke alarm and access to loft space with retractable wooden ladder. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

BEDROOM 1

4.06m into bay x 3.43m (13'4" into bay x 11'3")



uPVC double glazed bay overlooking the front with plantation style shutters, double radiator and ceiling light point. Door to en-suite Shower Room.

EN-SUITE SHOWER ROOM

2.36m x 1.07m (7'9" x 3'6")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with canopy style rain shower head, extendable shower attachment and folding glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, electric shaver point, tiled floor, chrome ladder style towel radiator, ceiling light point, extractor and uPVC double glazed window with obscured glass.

BEDROOM 2

3.43m " x 2.69m plus door recess (11'3 " x 8'10" plus door recess)



uPVC double glazed window overlooking the rear, ceiling light point, single radiator and laminate wood strip flooring.

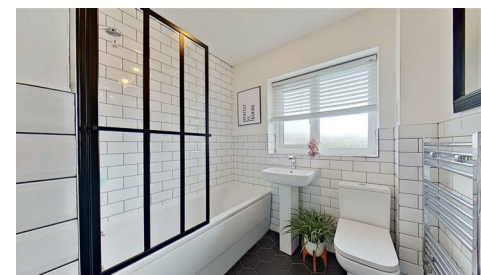
BEDROOM 3

2.69m x 2.11m (8'10" x 6'11")

uPVC double glazed window overlooking the rear, ceiling light point, single radiator and laminate wood strip flooring.

BATHROOM

2.59m maximum x 2.06m maximum (8'6" maximum x 6'9" maximum)



Modern white suite comprising: panel bath with mixer tap, shower attachment, wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part tiled walls, chrome

ladder style towel radiator, tiled floor, ceiling light point, extractor, electric shaver point, built-in cupboard housing a Baxi combination gas fired central heating boiler. uPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property forms part of a small cul-de-sac. To the front there is a lawn garden with mature shrubbery and trees with an Indian stone flagged pathway. A tarmac driveway with parking for two cars extends to the side. External gas and electric meter cupboards. A wooden gate from the driveway provides access to the rear garden.

REAR GARDEN

To the rear the garden has been attractively landscaped with a neatly laid lawn, Indian stone patio, two decked seating areas and raised borders with wooden sleeper edging, decorative stones and specimen olive trees. The rear garden is fully enclosed by wooden fencing. Outside water tap and outside lighting.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fifth turning right into Circular Drive which leads into Green Lane. Continue over the railway crossing and at the T-junction turn right into Boundary Lane. Then take the first turning right into Stanley Park Drive and left in Halkett Close. Follow the road into the cul-de-sac and the property will be observed ahead of you.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their Solicitor.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester County Council.

AGENTS NOTES

- * Mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * Planning permission approved for a single storey side and rear extension dated 30th September 2021 and reference 21/02363/FUL.
- * The log burner was installed in 2022.
- * The vinyl wood effect flooring to the ground floor was fitted in 2022.
- * The carpets and plantation style shutters were fitted in 2023.

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.

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

Viewing Chester Office

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for illustration purposes only, not to scale

PS/SC