

7 Farbailey Close, Westminster Park, Chester, CH4 7QH

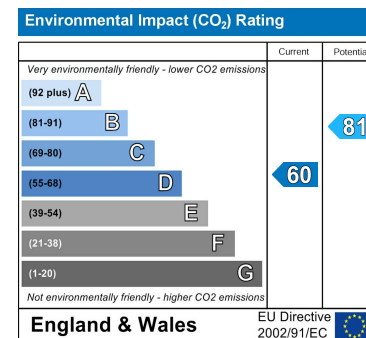
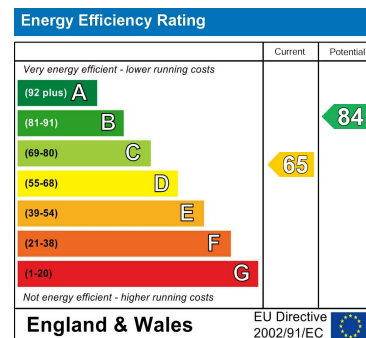
**Cavendish**  
ESTATE AGENTS

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**7 Farbailey Close**  
Westminster Park, Chester,  
CH4 7QH

**Offers Over**  
**£350,000**

**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.

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\* DETACHED BUNGALOW \* CLOSE TO LOCAL AMENITIES & THE CITY CENTRE \* LARGE GARDEN \* A three bedroom detached bungalow ideally situated a short stroll from an excellent parade of shops in the popular suburb of Westminster Park in Chester. The accommodation briefly comprise: open porch, reception hallway, dining room, living room with sliding doors to conservatory, kitchen, master bedroom with built-in wardrobe, bedroom two with built-in wardrobe, bedroom three and bathroom. Externally there is a lawned garden at the front and a block paved driveway which leads to a single garage. To the rear there is a large lawned garden and gravelled seating areas.



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**LOCATION**

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodie racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

**AGENTS NOTE**

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



UPVC front door with glass panel and two side windows. Wall mounted key safe.

**PORCH**

2.46m x 1.52m (8'1" x 5')



Tiled flooring, exposed brick to walls and wooden ceiling. Electric meter cupboard, inset ceiling light, and single glazed window. UPVC door with frosted glass panel leading to Entrance Hall.

**L-SHAPED ENTRANCE HALL**

3.96m x 1.22m and 2.87m x 1.22m (13' x 4' and 9'5" x 4')

An L-shaped Hallway with carpet flooring, smoke alarm, ceiling light point, coved ceiling, wall mounted heating thermostat, carbon monoxide monitor and alarm sensor. Two storage cupboards, one with wooden shelves and the second housing a Warmcair C16D warm air boiler. Five heating vents. Doors leading to Living Room, Bathroom, Master Bedroom, Bedroom Two and Bedroom Three.

**LIVING ROOM**

6.27m x 3.81m (20'7" x 12'6")



Stone fireplace surround and hearth with newly fitted electric fire (2022), coved ceiling, carpet flooring, ceiling light point, three wall light fittings, alarm sensor, inset shelf to wall, two heating vents, double glazed dark wood windows, TV aerial point. Wooden door leading to the Dining Room. Double glazed sliding doors through to the Conservatory.

**CONSERVATORY**

With dark wooden frame structure, double-glazed windows, corrugated plastic roof and exposed brick walling. Carpet to floor and power point.

**DINING ROOM**

3.48m x 2.62m (11'5" x 8'7")



Double glazed dark wood window, ceiling light point, wall light fitting, coved ceiling, wall mounted gas heater, smoke alarm, alarm sensor, carbon monoxide alarm and telephone point. Archway leading to Kitchen.

**KITCHEN**

5.00m x 2.24m (16'5" x 7'4")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset stainless steel sink and drainer with chrome mixer tap. Integrated Neff electric double oven, integrated Neff gas hob, space for tall fridge freezer, tumble dryer and space and plumbing for washing machine. Loft access, ten inset spotlights, tiled floor, fully tiled walls, Dark wood double glazed window looking out to the rear garden and dark wood door leading out to the side of the property.

**MASTER BEDROOM**

3.38m x 3.18m (11'1" x 10'5")



Double glazed dark wood window, ceiling light point, coved ceiling and heating vent. Fitted bedroom furniture including wardrobes with mirror door fronts, inset shelving unit, inset dressing table and wall mounted headboard with bedside cabinets with drawers.

**BEDROOM TWO**

3.43m x 2.79m (11'3" x 9'2")



Double glazed dark wood window, ceiling light point, coved ceiling and two heating vents. Fitted bedroom furniture with three drawer units and built-in wardrobes with sliding mirrored doors.

**BEDROOM THREE**

3.05m x 2.64m (10' x 8'8")



Double glazed dark wood window, ceiling light point, coved ceiling and two heating vents. Fitted bedroom furniture with drawers, wardrobe and inset dressing table.

**BATHROOM**

2.62m x 1.65m (8'7" x 5'5")



Fitted white three piece bathroom suite comprising low level dual flush WC, pedestal hand basin with chrome taps, bath with tiled panel, chrome taps and chrome mixer shower over bath with a large 'rain' shower head and ceiling mounted shower 'blind'. Fully tiled floor and walls with decorative border, heating vent, four inset spotlights, chrome ladder radiator, round fitted wall mirror, two double glazed dark wood windows.

**OUTSIDE**

Lawned area to the front with block paved driveway leading to a single Garage. Wooden side gate to the rear.

**SINGLE GARAGE**

With white up and over door. Pendant light fitting, power connection, gas meter, wooden shelving to walls. Main Multipoint FF fan assisted water heater.

**REAR GARDEN**

A large enclosed rear garden with paved pathway, lawned section and gravelled seating areas. Large garden shed with power. Alarm box, water tap and outside light.

**SHED**

Insulated shed with ample electrical sockets and light. This could be used as a home office or workshop.

**AGENT'S NOTES**

- \* Council Tax Band E - Cheshire West and Chester
- \* Tenure - Freehold.
- \* Services - mains gas, electricity, water and drainage are connected.
- \* Water - the property is on a water meter.
- \* Warm air central heating and fan assisted water heater. We are advised that the warm air heating unit was installed in January 2022 is still under warranty.
- \* A Domestic Electrical Installation Certificate was carried out on 2nd November 2023.
- \* The gas heater in the dining room has been recently serviced (2023).
- \* Low maintenance UPVC fascia boards & soffits have been fitted.

**DIRECTIONS**

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. Then take the first turning right into Lower Field Road and left into Farbailey Close. The property will then be found on the left hand side.

**VIEWINGS**

By appointment through the Agents Chester Office 01244 404040

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**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.