

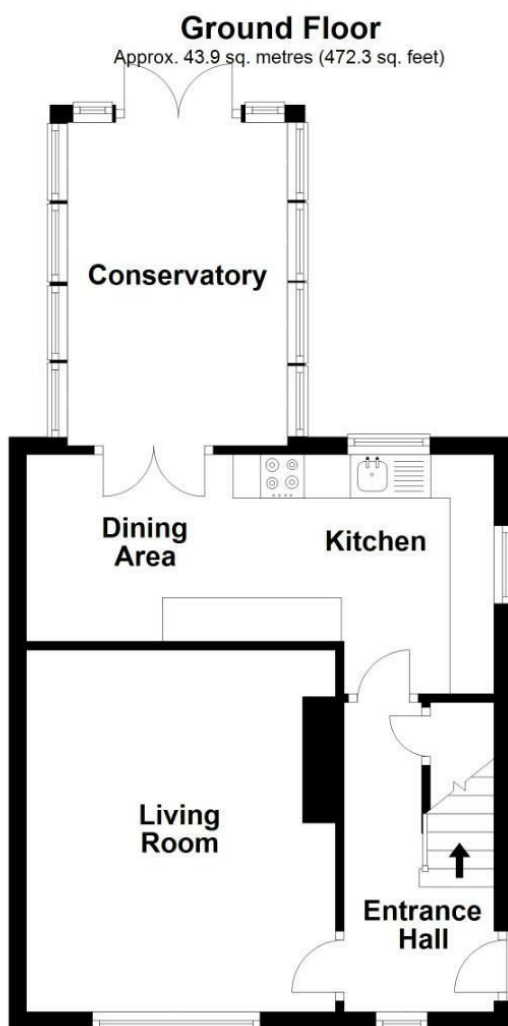


23 Dukesway

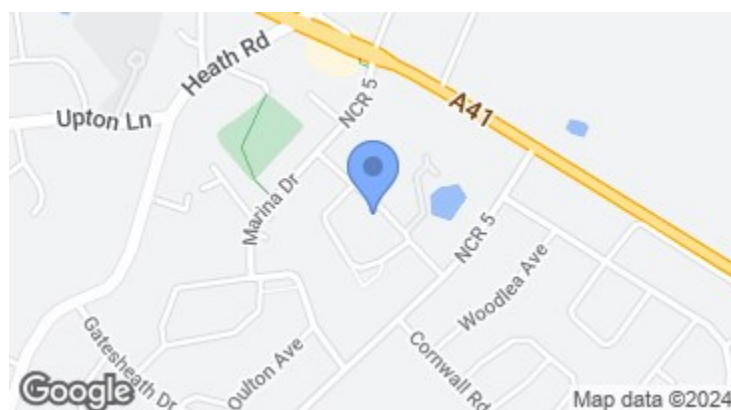
Upton, Chester,
CH2 1RF

£250,000

* LARGE REAR GARDEN WITH SUNNY ASPECT * CLOSE TO LOCAL AMENITIES. A well presented and recently improved three bedroom semi-detached house, in a row of four houses, conveniently situated close to a parade of shops along Weston Grove and within easy reach of both Primary and Secondary schooling. The accommodation briefly comprises: hallway, living room, fitted dining kitchen with integrated appliances and double opening French doors to the conservatory with air conditioning, landing, bedroom one, bedroom two, bedroom three and a well appointed modern bathroom. The property benefits from UPVC double glazing and has gas-fired central heating with a Worcester boiler. Externally there is a paved driveway at the front. To the rear the garden is a particular feature being of a generous size and laid to lawn with an extensive flagged terrace area and brick-built store. Viewing recommended.



Total area: approx. 78.1 sq. metres (841.1 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	85

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	

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.



LOCATION

The property is situated in a popular residential area close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is a parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, Dominos Pizza, a chinese takeaway and hairdressers. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a Golf Course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

With two contemporary outside lights and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL

3.53m x 1.73m (11'7" x 5'8")

UPVC double glazed window with obscured glass, single radiator, telephone point, ceiling light point, smoke alarm, spindled staircase to the first floor, and built in understairs storage cupboard housing the gas meter, electric meter, electrical consumer board, light point and hanging for cloaks. Doors to the living room and kitchen/dining area.

LIVING ROOM

4.11m x 3.53m (13'6" x 11'7")



UPVC double glazed window overlooking the front, double radiator, picture rails, ceiling light point, provision for wall mounted flat screen television, wall mounted electric fire, and built-in cupboard to recess.

**KITCHEN/DINING AREA**

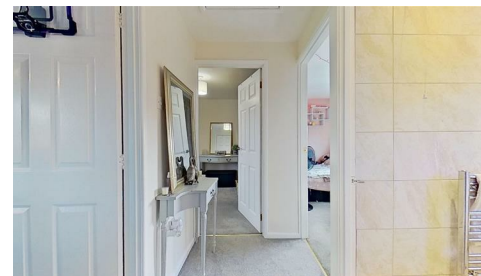
5.33m x 2.11m extending to 2.67m (17'6" x 6'11" extending to 8'9")



Recently refitted with a modern range of white high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob and built-in electric fan assisted oven and grill. Integrated fridge/freezer, dishwasher, and washing machine. Two UPVC double glazed windows overlooking the front and side, recessed LED ceiling spotlights, vinyl floor covering, single radiator, space for dining table and chairs, and UPVC double glazed French doors to the conservatory.

CONSERVATORY

UPVC double glazed conservatory set on a brick-built base with a pitched glass roof, ceiling fan with light, double radiator, three double power points, Fujitsu remote controlled air conditioning unit, and UPVC double glazed French doors to outside.

FIRST FLOOR LANDING

UPVC double glazed window with obscured glass to side, ceiling light point, smoke alarm, and access to part-boarded loft space with retractable aluminium ladder and light point. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.19m max x 3.07m max (13'9" max x 10'1" max)



UPVC double glazed window overlooking the front, two ceiling light points, single radiator, and a built-in cupboard housing a Worcester Greenstar 30i condensing combi boiler.

BEDROOM TWO

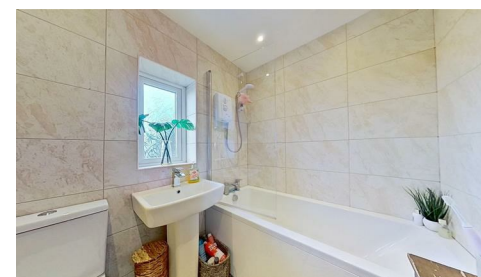
3.38m x 2.11m max (11'1" x 6'11" max)



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

BATHROOM

1.91m x 1.73m (6'3" x 5'8")



Modern white suite with chrome style fittings comprising: bath with mixer tap, Triton electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, vinyl tile effect flooring, chrome ladder style towel radiator, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

BEDROOM THREE

3.30m max x 2.21m max (10'10" max x 7'3" max)



UPVC double glazed window to side, ceiling light point, and single radiator.

OUTSIDE

To the front there is a paved driveway with parking for two cars and shrub border being enclosed by wooden boundary fencing. A gated pathway at the side provides access to the rear garden. To the rear the garden is a particular feature being of a larger than average size with an extensive flagged patio and lawn being enclosed by wooden fencing. The garden enjoys a sunny aspect. External power points and outside water tap. To the side there is a useful brick built store measuring 8'6" x 6'11" with power and light.

**AGENTS NOTES**

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * There is a smart meter connected to EDF Energy for gas and electric.
- * During 2021/22 the property was subject to a scheme of modernisation and improvement to include a new kitchen and bathroom, electrical upgrading with a new consumer unit, some replastering, redecoration and new flooring.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. Then take the third turning right into Weston Grove. Follow Weston Grove, passing the parade of shops and the Upton Westlea Primary and Nursery School, and take the turning left into Dukesway. The property will then be found after a some distance on the left hand side.

TENURE

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

COUNCIL TAX

- * Council Tax Band B - Cheshire West and Chester.

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.

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

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW