

8 Sandleigh, Hoole, Chester, CH2 3QP

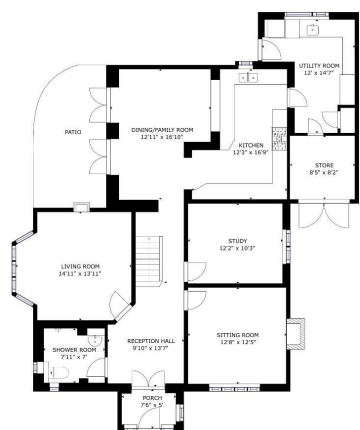
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

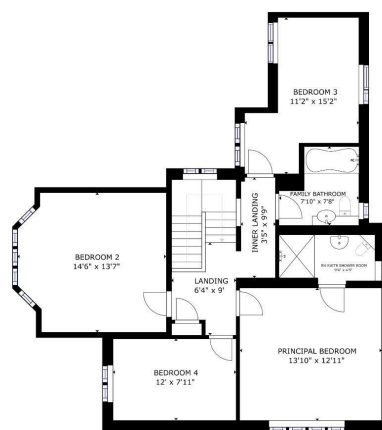
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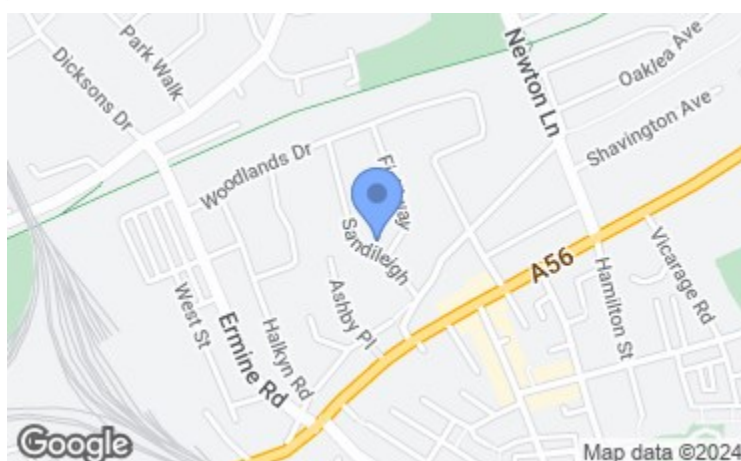
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Matterport



Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	67
(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	77
(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

8 Sandleigh
Hoole, Chester,
CH2 3QP

£700,000

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 Residential.

* SUBSTANTIAL DETACHED HOUSE * HIGHLY SOUGHT AFTER AREA. An attractive four bedroom detached house located along a desirable road in the ever popular suburb of Hoole. The accommodation briefly comprises: entrance porch, reception hallway, sitting room with cast-iron fireplace, separate living room with bay window and cast-iron log burner, study with original built in storage unit, dining/family room with two sets of French doors to outside, modern fitted kitchen with range style cooker, useful utility room, wet shower room, landing with inner landing, principal bedroom with en-suite shower room, three further bedrooms and a well appointed family bathroom. The property benefits from UPVC double glazing, gas central heating and a burglar alarm. Externally there is a block paved driveway at the front which extends to the side and leads to a garage store. The garden is laid mainly to lawn with a block paved patio area and enclosed by low brick walling and wooden fencing with climbing plants, shrubs and trees. If you are looking for a detached house in Hoole, ideal for a family, then we would strongly urge you to view.



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LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Co op Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area. The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within easy reach as is the main line railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

APPROXIMATE WALKING DISTANCES

Walking distance to Chester Railway Station 1/2 mile and Chester City Centre 1 mile. (Source RAC Route Planner)

THE ACCOMMODATION COMPRISES:**PORCH**

Exposed wooden floorboards, burglar alarm control pad, and double opening glazed doors to the reception hall.

RECEPTION HALL

Large reception hallway with exposed wooden floorboards, two double radiators with thermostats, mains connected smoke alarm, three wall light points, thermostatic heating controls for the underfloor heating in the shower room, built-in cupboard housing the electrical consumer board, and spindled staircase to the first floor. Doors to living room, sitting room, study and downstairs shower room. Opening leading through to the dining/family room and kitchen.

UNDERSTAIRS STORAGE AREA

1.63m x 0.86m (5'4" x 2'10")

Built-in cupboard, single radiator, wall light point, and exposed wooden floorboards.

LIVING ROOM

4.11m into bay x 4.06m (13'6" into bay x 13'4")



UPVC double glazed leaded bay window overlooking the garden, moulded ceiling, picture rails, double radiator with thermostat, contemporary spring tubular radiator, television aerial point, telephone point, and recessed fireplace with slate hearth and wooden mantel housing a cast-iron log burner.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along

the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge onto Hoole Road. Follow Hoole Road past Ermine Road and Ashby Place, then take the turning left into Kilmorey Park Avenue and first left into Sandleigh. The property will then be found on the right hand side at the corner with Fieldway.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Cheshire West & Chester Council.

AGENT'S NOTES

- * Mains electricity, gas, water and drainage are connected.
- * The property has a burglar alarm installed.
- * The property is on water rates.
- * There is a smart meter for the gas and electric provided by Octopus Energy.

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

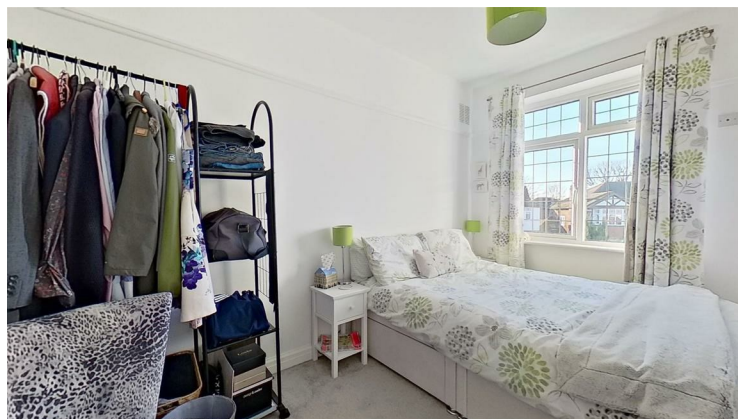
By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

BEDROOM FOUR

3.84m x 2.36m (12'7" x 7'9")



Ceiling light point, picture rails, double radiator, provision for wall mounted flat screen television, and UPVC double glazed window with leaded glass.

FAMILY BATHROOM

Well appointed white suite with chrome style fittings comprising: shower bath with wall mounted mixer tap and shower over with curved glazed shower screen; fitted worktop with semi-inset wash basin, mixer tap and storage beneath; and low level dual-flush WC with concealed cistern. Attractive tiled walls and flooring with electric underfloor heating, illuminated wall mirror, electric shaver point, extractor, recessed LED ceiling spotlights, and UPVC double glazed window with obscured leaded glass.

OUTSIDE FRONT

The property occupies a corner plot position. To the front there is a block paved driveway with mature shrubs and decorative stone. Outside lantern style light, The driveway extends to the side and leads to a useful garage store. Outside lantern style light, outside LED sensor spotlight, external gas meter cupboard, and external electricity meter cupboard. A wooden gate at the side provides access to the garden.

GARAGE STORE

2.36m x 2.31m (7'9" x 7'7")

Double opening garage doors, access to roof storage area, fitted shelving, double power point, and personal door to the utility room.

OUTSIDE

The garden is laid mainly to lawn with well stocked borders, being enclosed by low brick walling, and wooden fencing with a variety of climbing plants and mature trees. There is also a block paved patio area enjoying French doors from the dining/family room and a gravelled courtyard area with space for clothes drier and garden shed. Exterior lighting and external single power point.

**SITTING ROOM**

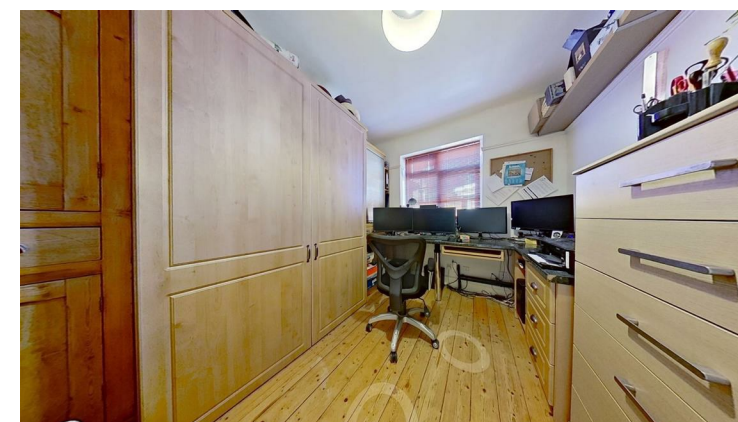
3.66m x 3.63m (12' x 11'11")



UPVC double glazed leaded window, moulded ceiling, picture rails, two wall light points, picture light point, double radiator with thermostat, TV aerial point, cast-iron fireplace with granite hearth and wooden fireplace surround.

STUDY

3.58m x 2.74m max (11'9" x 9' max)



UPVC double glazed leaded window to side, exposed wooden floorboards, double radiator with thermostat, original built-in storage unit with base cupboard, drawer and large storage cupboard above.

DINING/ FAMILY ROOM

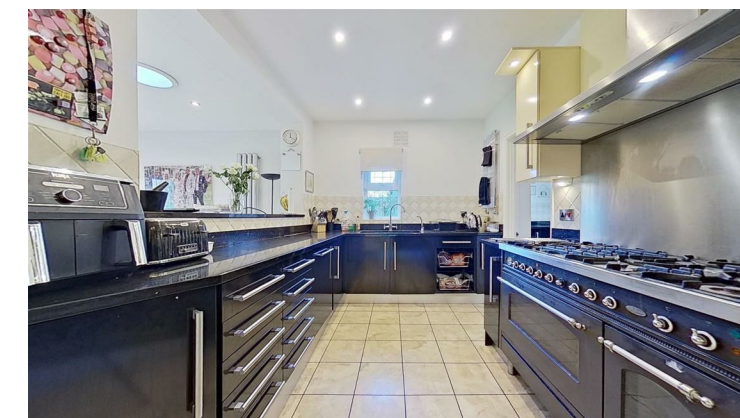
4.72m x 3.38m narrowing to 2.36m (15'6" x 11'1" narrowing to 7'9")



With two sets of UPVC double glazed leaded French doors to the outside, recessed LED ceiling spotlights with dimmer switch controls, two ceiling speakers, sun tube, two contemporary tall radiators, and exposed wooden floorboards. Window opening with granite top and opening with step to the kitchen.

**KITCHEN**

4.78m x 2.51m extending to 3.48m (15'8" x 8'3" extending to 11'5")



Fitted with a modern range of contrasting black and cream high

gloss fronted base and wall level units incorporating drawers and cupboards with brushed stainless steel handles and granite worktops, matching upstands and tiled splashbacks. Inset twin bowl stainless steel sink unit with chrome mixer tap and filtered cold water tap. Freestanding Britannia range style cooker with seven-ring gas hob, double oven and grill. Two integrated fridges and a separate freezer, integrated dishwasher and Neff microwave oven. Under-cupboard spotlighting, Karndean tiled effect flooring, recessed LED ceiling spotlights, double radiator with thermostat, contemporary chrome radiator, and UPVC double glazed leaded window. Door to utility room.



UTILITY ROOM

4.06m x 2.39m extending to 3.48m (13'4" x 7'10" extending to 11'5")



Fitted with a matching range of base and wall level units incorporating drawers and cupboards with granite worktops, matching upstands and tiled splashbacks. Inset single bowl stainless steel sink unit with extendable mixer tap and drainer grooved into the worktop. Plumbing and space for washing machine and tumble dryer, recessed LED ceiling spotlights, Karndean tiled effect flooring, digital central heating and hot water controls, cupboard housing a Worcester Greenstar condensing gas fired central

heating boiler, double radiator with thermostat, built-in cupboard housing the hot water cylinder and immersion heater, UPVC double glazed window with leaded glass, and UPVC double glazed door to outside, Courtesy door to garage storeroom.

DOWNSTAIRS WET SHOWER ROOM

2.18m x 1.91m (7'2" x 6'3")



Well appointed and comprising: wet shower with tiled floor, wall mounted mixer shower and ceiling mounted rain style shower head; wall hung WC with concealed dual-flush cistern; and wall mounted wash hand basin with mixer tap. Fully tiled walls, chrome towel radiator, two UPVC double glazed windows with obscured leaded glass, two ceiling speakers, recessed LED ceiling spotlights, electric shaver point, and tiled floor with electric underfloor heating.

FIRST FLOOR LANDING



UPVC double glazed window on the half landing, spindled balustrade, dado rail, smoke alarm, ceiling light point, picture rails, access to loft space, burglar alarm control pad, and built-in storage cupboard. Opening to inner landing, and doors to the principal bedroom, bedroom two, bedroom four.

INNER LANDING

Ceiling light point, and digital thermostatic heating controls for the underfloor heating in the bathroom. Doors to bedroom three and family bathroom.

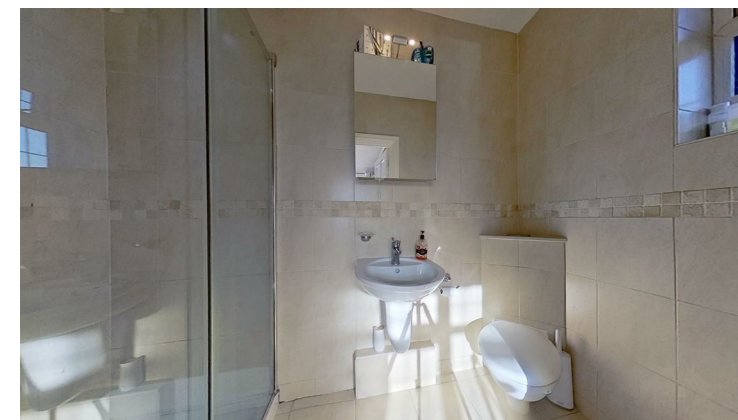
PRINCIPAL BEDROOM

4.22m x 3.76m (13'10" x 12'4")



Fitted with a modern range of bedroom furniture incorporating wardrobes, dressing table with mirror and lighting, two bedside units with shelving above and over bed storage cupboards. UPVC double glazed leaded window, double radiator with thermostat, moulded ceiling, ceiling light point. Door to en suite shower room.

EN-SUITE SHOWER ROOM



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower and sliding glazed door; wall mounted wash hand basin with mixer tap; and wall hung WC with concealed cistern. Fully tiled walls with a decorative border tile, tiled floor, chrome ladder style towel radiator, mirror fronted medicine cabinet, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured leaded glass,

BEDROOM TWO

4.42m into bay x 4.14m (14'6" into bay x 13'7")



UPVC double glazed leaded bay window overlooking the garden, moulded ceiling, picture rails, ceiling light point, and double radiator with thermostat.

BEDROOM THREE



Three UPVC double glazed windows, two double radiators with thermostats, coved ceiling, ceiling light point, and wall light point.