

45 Timberfields Road, Saughall, Chester, CH1 6AP

**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

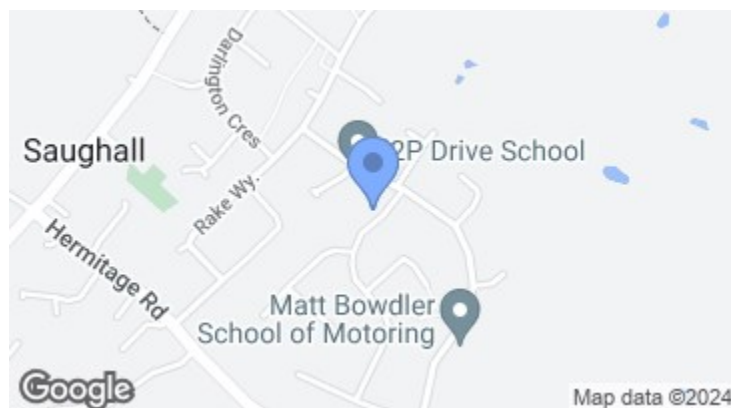
Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



GROSS INTERNAL AREA  
FLOOR 1: 914 sq ft  
EXCLUDED AREAS: GARAGE: 175 sq ft  
TOTAL: 914 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 45 Timberfields Road

Saughall, Chester,  
CH1 6AP

£255,000

**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.

\* DETACHED BUNGALOW \* GENEROUS SIZED REAR GARDEN. A three bedroom detached bungalow occupying a generous sized plot along Timberfields Road, just off the Ridings, in the popular village of Saughall. The accommodation, which offers tremendous scope for further improvements and enhancements, briefly comprises: entrance hall, dining kitchen, living room with fitted gas fire, inner hall with cupboard housing the combination gas fired central heating boiler, three bedrooms, bathroom and separate WC. The property benefits from UPVC double glazed windows and doors and has gas fired central heating. Externally there is a lawned garden at the front with a tarmac driveway leading to a single garage. To the rear there is a good sized lawned garden enclosed by fencing.

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**LOCATION**

The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while the River Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

**THE ACCOMMODATION COMPRISES:****ENTRANCE HALL**

2.44m x 1.78m (8' x 5'10")



UPVC double glazed entrance door with double glazed side panel, single radiator with thermostat, ceiling light point, and telephone point. Door to living room and glazed door with glazed side panel to the dining kitchen.

**DINING KITCHEN**

5.64m x 2.87m (18'6" x 9'5")

**KITCHEN**

Fitted with a range of base and wall level units with laminate worktops. Single bowl stainless steel sink unit and drainer, part-tiled walls, tiled floor, electric cooker point, fluorescent strip light, UPVC double glazed obscured glass window to side, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

**DINING AREA**

Fluorescent strip light, thermostatic heating controls, double radiator, and useful built-in store cupboard.

**LIVING ROOM**

4.67m max x 4.52m max (15'4" max x 14'10" max)



UPVC double glazed window overlooking the front, ceiling light point, four wall light points, double radiator, TV aerial point, telephone point, and fitted gas fire. Door to inner hall.

**INNER HALL**

Ceiling light point, access to loft space, smoke alarm, and built-in cupboard housing a Main Eco Elite combination condensing gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

**BEDROOM ONE**

3.94m x 2.64m plus door recess (12'11" x 8'8" plus door recess)



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

**BEDROOM TWO**

3.86m x 2.74m (12'8" x 9')



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

**BEDROOM THREE**

2.82m x 2.44m (9'3" x 8')



UPVC double glazed window, ceiling light point, and single radiator with thermostat.

**BATHROOM**

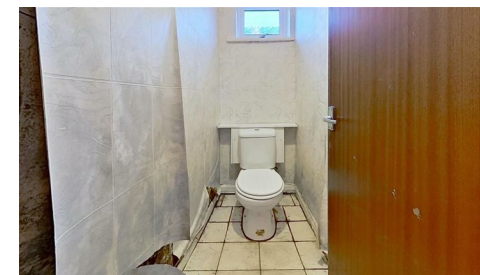
1.88m x 1.60m (6'2" x 5'3")



Comprising bath and pedestal wash hand basin. Part-tiled walls, ceiling light point, tiled floor, single radiator, and UPVC double glazed window with obscured glass.

**SEPARATE WC**

1.88m x 0.81m (6'2" x 2'8")



Low level dual-flush WC, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

**DIRECTIONS**

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall into Long Lane, which leads into Church Road. At the All Saints Church turn left into Saughall Hey. At the T junction turn right into Green Way then take the second turning left into the Ridings. Follow the road and take the second turning right into Timberfields Road. The property will then be found after a short distance on the right hand side.

**AGENTS NOTES**

\* Low maintenance UPVC fascias boards, soffits and dry verges have been fitted.

**SINGLE GARAGE**

5.08m x 3.02m narrowing to 2.67m (16'8" x 9'11" narrowing to 8'9")

Up and over garage door, light point, electric meter and electrical consumer board, gas meter.

**OUTSIDE FRONT**

To the front of the property there is a lawn garden with low brick boundary wall and laurel hedge, a tarmac driveway with brick edging leads to a single garage. A pathway at the side provides access to the rear garden.

**OUTSIDE REAR**

To the rear there is a tarmac courtyard area and a large lawn garden with shrubbery being enclosed by wooden fencing.

**TENURE**

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

**COUNCIL TAX**

\* Council Tax Band D - 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