

Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
65	82

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
59	78

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

**5 Home Park**  
Mollington, Chester,  
CH1 6NW

**£575,000**

\* DESIRABLE VILLAGE LOCATION \* GENEROUS SIZED PLOT. A four bedroom detached house forming part of a small no through road in the desirable village of Mollington. The property has been a much loved family home and briefly comprises: entrance hall, downstairs WC, living room with open fireplace, study with patio doors to outside, dining room, breakfast kitchen, side utility, landing, principal bedroom with fitted bedroom furniture and en-suite shower room, three further bedrooms and family bathroom. The property benefits from gas fired central heating and partial uPVC double glazed windows. Home Park is a small development consisting of just nine houses off Townfield Lane. The property occupies a generous sized plot with lawned gardens at the front, a tarmac driveway with parking for several vehicles and detached double garage. To the rear there is a good sized lawned garden with paved seating areas, mature shrubbery and trees. The garden enjoys a good degree of privacy and is fully enclosed.

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**

Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

Approximate distances: Chester - 3 miles, M53 Motorway - 2 miles, Manchester Airport - 35 miles, Liverpool - 30 miles and Manchester - 44 miles.

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

Wooden panelled entrance door with glazed inserts, covered

ceiling, ceiling light point, smoke alarm, thermostatic heating controls, double radiator with thermostat and turned spindle staircase to the first floor with built-in understairs storage cupboard. Doors to the downstairs WC, living room and dining room.

**DOWNSTAIRS WC**

1.70m x 0.89m (5'7" x 2'11")



Comprising: low level WC and wall mounted wash hand basin with tiled splashback. Ceiling light point, laminate wood strip flooring and single glazed window with obscured glass.

**LIVING ROOM**

7.06m max x 3.81m (23'2 max x 12'6)



Single glazed bay window overlooking the rear and single glazed window overlooking the front, two double radiators with thermostat, coved ceiling, two ceiling light points and open fireplace with chrome surround and stone hearth.

**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 and opposite the Chester Crabwall Manor turn right signposted Mollington into Townfield Lane. Follow Townfield Lane into the village and Home Park will be found on the right. Turn into the road and the property will be found after a short distance on the left-hand side.

**TENURE**

\* Tenure - understood to be Freehold.

**COUNCIL TAX**

\* Council Tax Band F - Cheshire West and Chester County Council.

**AGENTS NOTES**

- \* Services - mains gas, electricity, water and drainage are connected.
- \* The boiler has been regularly serviced and is located in the loft.
- \* The property is on a water meter.

**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/SC

**OUTSIDE FRONT**



The property forms part of a small development of just nine houses in the desirable village of Mollington. To the front there is a lawned garden with mature shrubbery and tarmac driveway with brick edging leading to a detached double garage. Outside water tap, outside lantern style light and LED sensor spotlight. A gated pathway to the side provides access to the rear garden.

**DOUBLE GARAGE**

5.89m width x 5.23m (19'4" width x 17'2")

With a remote control up and over garage door, light, useful roof storage area, single glazed window with obscured glass, gas meter, electric meter, power and side personal door. (Included within the measurements of the garage there is a useful hobby room with power, light and fitted storage measuring 10'9" x 4'11").

**OUTSIDE REAR**



To the rear, the garden is of a generous size and laid mainly to lawn with several paved patio areas, pathways, mature shrubbery and raised bed. The garden enjoys a good degree of privacy and is enclosed by wooden fencing with a variety of mature shrubs, trees and climbing plants. Outside water tap.



**STUDY**

4.39m x 3.07m (14'5" x 10'1")



Double glazed sliding patio doors to the rear garden, high level window, coved ceiling, ceiling light point, double radiators with thermostat, and built-in cupboard with arched recess to side.

**DINING ROOM**

3.38m into bay x 3.02m (11'1" into bay x 9'11")



Single glazed bay window overlooking the front, double radiator with thermostat, coved ceiling and ceiling light point. Door to Breakfast Kitchen.

**BREAKFAST KITCHEN**

5.05m narrowing to 3.00m x 3.25m maximum (16'7" narrowing to 9'10" x 10'8" maximum)



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and display shelving with laminated granite-effect worktops. Inset one and half bowl composite sink unit and drainer with waste disposal unit, mixer tap, and pelmet above with two downlights. Fitted four-ring Stoves electric hob with extractor above and built-in Hotpoint electric double oven and grill. Plumbing and space for concealed dishwasher, space for fridge, wall tiling to work surface areas, contemporary tall radiator with thermostat, three ceiling light points, tiled floor, two single glazed windows overlooking the rear garden, and glazed door to side utility.



**SIDE UTILITY**

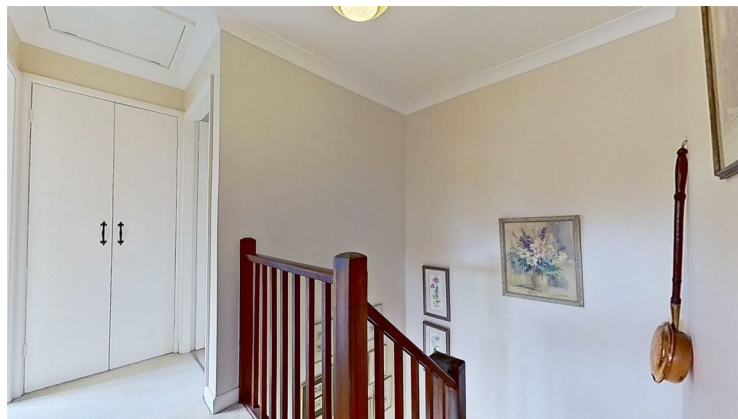
4.14m x 1.27m (13'7" x 4'2")



Fitted worktop with base cupboard and plumbing and space for washing machine and tumble dryer beneath, fitted wall cupboards, space for tall freezer, wall light, tiled floor and part-glazed doors opening to the front and rear.

**FIRST FLOOR**

**LANDING**



With spindle balustrade, coved ceiling, ceiling light point, smoke alarm, access to part-boarded loft space with retractable aluminium ladder and light point, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom.

**BEDROOM 1**

4.55m into wardrobe x 3.58m (14'11" into wardrobe x 11'9")



Fitted with a comprehensive range of bedroom furniture incorporating full height wardrobes, a corner dressing table, book shelving, chest of drawers and two bedside units. uPVC double glazed window overlooking the rear, single glazed window to side, double radiator with thermostat and ceiling light point. Door to En-suite shower room.

**EN-SUITE SHOWER ROOM**

2.26m x 1.88m (7'5" x 6'2")



Modern white suite comprising: tiled shower enclosure with Mira shower and curved glazed sliding door; vanity unit with wash hand basin, mixer tap and storage beneath; and low level dual-flush WC. Fully tiled walls, ceiling light point, extractor, ladder style towel radiator, tiled floor and single glazed window with obscured glass.

**BEDROOM 2**

3.94m x 3.02m (12'11" x 9'11")



uPVC double glazed window overlooking the rear, ceiling light point, double radiator and built-in double wardrobe with hanging rail and shelf.

**BEDROOM 3**

3.02m max x 2.67m max (9'11" max x 8'9" max)



uPVC double glazed window overlooking the front, ceiling light point, single radiator and built-in wardrobe with hanging rail and shelf.

**BEDROOM 4**

3.58m x 2.67m (11'9" x 8'9")



Fitted with a range of bedroom furniture incorporating a full height double wardrobe with dressing table and storage cupboard above together with a freestanding chest of drawers and matching bedside unit. uPVC double glazed window overlooking front, ceiling light point and single radiator.

**FAMILY BATHROOM**

2.13m x 1.91m (7' x 6'3")



Comprising: panelled bath with mixer tap, Mira electric shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Fully tiled walls, recessed ceiling spotlights and extractor, chrome ladder style radiator, tiled floor and single glazed with with obscured glass.