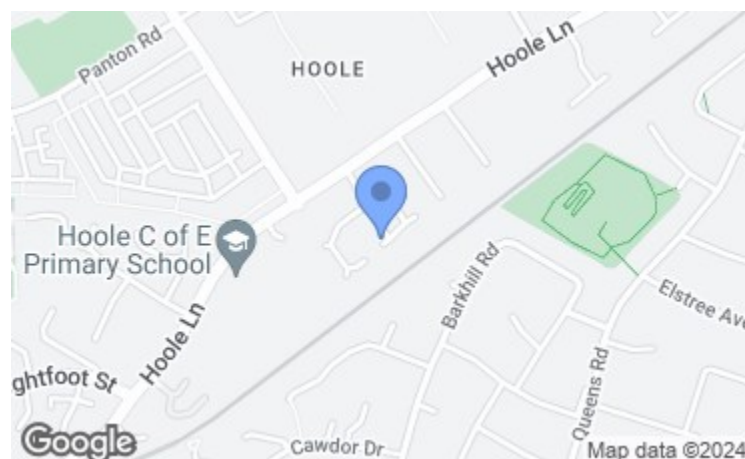


Matterport

Matterport



Energy Efficiency Rating	
Current	Potential
73	86

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC

20 Ashwood Court

Hoole, Chester, Cheshire
CH2 3FD

£320,000

* GENEROUS SIZE REAR GARDEN * SOUGHT AFTER LOCATION. A modern three bedroom semi-detached house forming part of a small development conveniently situated off Hoole Lane in the popular suburb of Hoole. The accommodation briefly comprises: open porch, entrance hallway, downstairs WC, open-plan kitchen/dining area fitted with a modern range of kitchen units with integrated cooking appliances and dishwasher, living room, UPVC double glazed conservatory with French doors to outside, landing with built-in linen cupboard, bedroom one with fitted wardrobes and wall storage cupboards, bedroom two, bedroom three with fitted over-stairs wardrobe, and bathroom with bath and separate shower. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a small easy to maintain garden with decorative stone and shrubbery. A tarmac driveway extends to the side. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with well stocked borders, patio areas and garden shed. The garden enjoys a good degree of privacy and is fully enclosed by wooden fencing.

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.

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 Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH



Impressive porch with wooden pillar and brick piers, and outside lantern style light. Entrance door with glazed inserts to the entrance hall.

ENTRANCE HALL



Two recessed ceiling spotlights, single radiator with thermostat, oak wood strip flooring, and staircase to first floor. Doors to downstairs WC and dining/kitchen.

DOWNSTAIRS WC

1.47m x 0.79m (4'10" x 2'7")



Comprising: low level WC; and corner wash hand basin with mixer tap and tiled splashback. Recessed LED ceiling spotlights, fitted wall cupboard with louvred door, extractor, single radiator, and tiled floor.



Ashwood Court. Follow the road to the T junction and bear right and the property will be observed on the left hand side.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

TENURE

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

AGENT'S NOTES

* The property is on a water meter.

* The windows in bedroom one, bedroom two, bedroom three and the front window in the kitchen were replaced in 2023.

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

DINING KITCHEN

5.13m max x 3.51m narrowing to 2.46m (16'10" max x 11'6" narrowing to 8'1")



Open-plan dining kitchen.

KITCHEN



Fitted with a modern range of base and wall level units incorporating drawers, cupboards and display shelving with laminated wood effect worktops. Inset single bowl composite sink unit and drainer with stainless steel mixer tap. Wall tiling to work surface areas. Fitted four-ring Whirlpool gas hob with extractor above and built-in Whirlpool electric fan assisted oven and grill. Integrated dishwasher, space for tall fridge/freezer, oak wood strip flooring, recessed LED ceiling spotlights, cupboard housing a Main Combi Eco Elite gas fired central heating boiler, and UPVC double glazed window overlooking the front.



DINING AREA



Recessed LED ceiling spotlights, double radiator, oak wood strip flooring, UPVC double glazed window to side, and three useful built-in storage cupboards (one with plumbing and space for washing machine). Door to living room.

LIVING ROOM

4.45m x 3.28m (14'7" x 10'9")



Deep coved ceiling, recessed ceiling spotlights, oak wood

strip flooring, double radiator, and UPVC double glazed window overlooking the rear. Double glazed sliding patio doors to the conservatory.

CONSERVATORY

2.79m x 2.54m (9'2" x 8'4")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof and double opening French doors to outside, oak wood strip flooring, double radiator, ceiling fan with light, and power points.

LANDING



Spindled balustrade, mains connected smoke alarm, ceiling light point, built-in linen cupboard with slatted shelving, 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

4.72m x 2.67m (15'6" x 8'9")



Fitted with a range of bedroom furniture incorporating full height wardrobe with two sliding doors (one mirrored) having hanging space and shelving, and over-bed storage cupboards. Ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

3.91m x 2.41m (12'10" x 7'11")



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

BEDROOM THREE

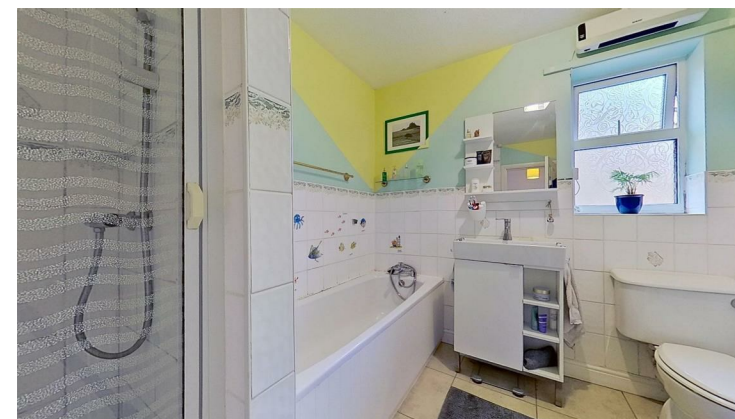
2.90m max x 1.98m (9'6" max x 6'6")



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and built-in over-stairs wardrobe with two sliding doors having hanging space and shelving.

BATHROOM

2.49m x 2.41m (8'2" x 7'11")



Family sized bathroom comprising: panelled bath with mixer tap and shower attachment; tiled shower enclosure with mixer shower and glazed door; wash hand basin with mixer tap and storage beneath; and low level dual-flush WC. Part-tiled walls, single radiator, tiled floor, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is an easy to maintain garden with decorative stone, mixed heathers and lavender. A flagged pathway leads to the entrance porch. A tarmac driveway extends to the side. External gas and electric meter cupboards.

OUTSIDE REAR



To the rear there is a generous sized garden laid mainly to lawn with stocked borders, a flagged patio and stepping stone pathway leading to a further seating area and garden shed. The garden enjoys a good degree of privacy and is enclosed by wooden fencing. Outside water tap and outside sensor light.