

97 Five Ashes Road, Westminster Park, Chester, CH4 7QA

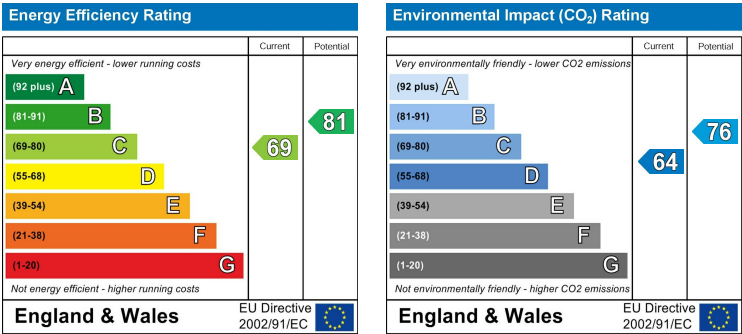
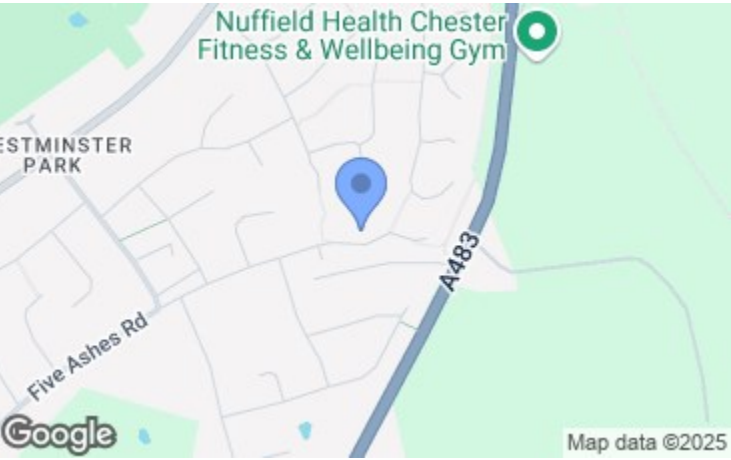
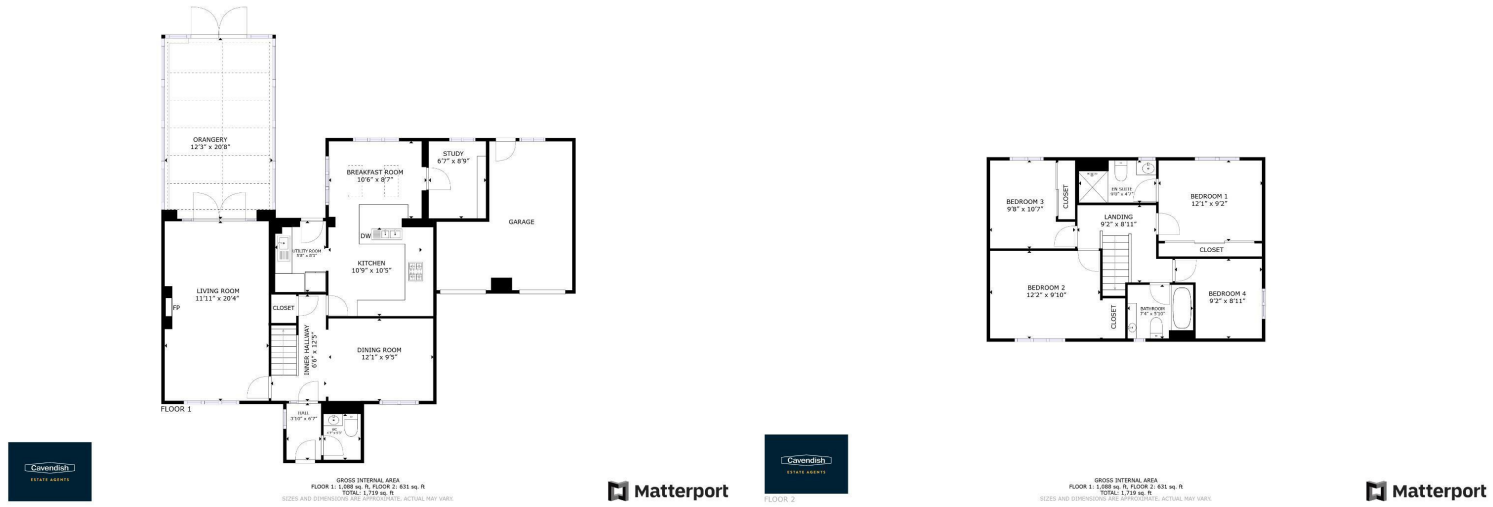
**Cavendish**  
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**97 Five Ashes Road**  
Westminster Park, Chester,  
CH4 7QA  
**£525,000**

\* IDEAL FAMILY HOME \* SOUGHT AFTER AREA. A beautifully presented four bedroom detached family home ideally situated along Five Ashes Road in the popular area offer Westminster Park. The accommodation briefly comprises: entrance hall, cloakroom/WC, inner hallway with archway opening to the dining room, large living room with decorative fireplace and French doors to the orangery, modern fitted kitchen, breakfast room, utility room, study, landing, principal bedroom with fitted wardrobes and a well appointed and recently refitted en-suite shower room, bedroom two, bedroom three, bedroom four and family bathroom. Externally there are gardens to the front and side with a double width tarmac driveway leading to a single garage and store with two sets of electronic remote controlled roller shutter doors. To the rear the garden is a particular feature having been attractively landscaped with a neatly laid lawn and porcelain tiled pathways and terrace.

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.

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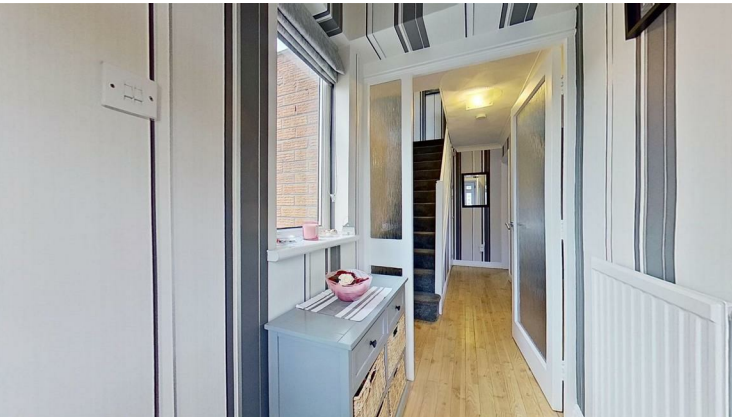


LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst 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 year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



Composite double glazed entrance door, wall light, single radiator, Karndeian wood effect strip flooring, vaulted wooden panelled painted ceiling, and UPVC double glazed window to side. Door to the downstairs WC and glazed door to the inner hall.

DOWNSTAIRS WC

1.57m x 1.27m (5'2" x 4'2")



Duravit suite with chrome style fittings comprising: low level dual-flush WC and wall mounted wash hand basin with mixer tap and storage cupboard

beneath. Part-tiled walls with decorative border tile, illuminated wall mirror and glass shelf, recessed ceiling spotlights, chrome ladder style towel radiator, hanging for cloaks, extractor, and tiled floor.

INNER HALL

3.56m x 1.78m (11'8" x 5'10")

Ceiling light point, smoke alarm, thermostatic heating controls, Karndeian wood effect flooring, and spindled staircase to the first floor with built-in understairs storage cupboard. Opening to dining room and doors to the living room and kitchen/breakfast room.

LIVING ROOM

5.97m x 3.56m (19'7" x 11'8")



Feature Portuguese Limestone fireplace and hearth with electric fire, UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling, ceiling light point, single radiator with thermostat, telephone point, smoke alarm, two TV aerial points, Karndeian wood effect strip flooring, and UPVC double glazed French doors with full height double glazed windows at each side to the orangery.

ORANGERY

4.70m x 2.84m (15'5" x 9'4")



UPVC double glazed windows, pitched double glazed roof, French doors to outside, electric radiator, spotlights with dimmer switch control, and three double power points.

DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. At the T junction turn left into Five Ashes Road. Follow Five Ashes Road and the property will be found after 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 E - Cheshire West and Chester.

AGENT'S NOTES

- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The property is on a water rates.
- \* The property has a burglar alarm system installed.
- \* New gas and electric meters were installed in February 2024. Both are located within the garage/store.
- \* The en-suite shower room was installed in December 2022.

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.

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

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.

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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.



OUTSIDE FRONT



To the front of the property there is a rockery with decorative stone, shrubs and flowers. A tarmac driveway at the side leading to a garage/store. There are gated pathways at each side of the house providing access to the rear garden.

SINGLE GARAGE

4.85m x 2.49m (15'11" x 8'2")

With a remote controlled Garolla roller shutter door, access to roof space, light point, gas meter, UPVC double glazed window with obscured glass, and UPVC double glazed courtesy door to the rear garden. Opening to the store.

STORE

2.67m x 1.85m (8'9" x 6'1")

With a remote controlled Garolla roller shutter door, electric meter, electrical consumer board, and power point.

OUTSIDE REAR



To the rear the garden has been attractively landscaped with a neatly laid lawn with stone block edging and a large porcelain tiled terrace and pathway with decorative stone and shrubs being enclosed by wooden fencing, established conifer hedging and brick wall. Exterior lighting and outside water tap.

DINING ROOM

3.38m x 2.64m (11'1" x 8'8")



UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling, ceiling light point with dimmer switch control, dado rail, and Karndean wood effect strip flooring.

KITCHEN

3.33m x 3.18m (10'11" x 10'5")



Fitted with a comprehensive range of white high gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops incorporating a breakfast bar area. Inset one and half bowl Franke sink unit with chrome mixer tap and drainer grooved into the worktop. Freestanding Stoves range style cooker with five-ring touch control induction hob, quartz splashback, extractor above, double oven, grill, and slow cooker. Integrated Neff microwave, plumbing and space for dishwasher, recessed LED ceiling spotlights, tiled floor, telephone point, contemporary tall radiator, and under-cupboard spotlighting. Opening to the utility room and wide opening to the breakfast room.

BREAKFAST ROOM

3.23m x 2.69m (10'7" x 8'10")



Feature vaulted ceiling with two Velux double glazed roof lights, two UPVC double glazed windows, contemporary panelled radiator, tv aerial point, tiled floor, and two wall light points. Door to study.



UTILITY ROOM

2.31m x 1.75m (7'7" x 5'9")



Fitted with a matching range of kitchen units incorporating a tall cupboard and double base unit with quartz worktop and inset single bowl stainless steel sink unit and drainer with chrome mixer tap and quartz splashback. Plumbing and space for washing machine, space for tall fridge/freezer, tiled floor, recessed LED ceiling spotlights, central heating and hot water controls, wall



mounted British Gas 330 Plus condensing gas fired central heating boiler, and UPVC double glazed door with obscured glass to outside.

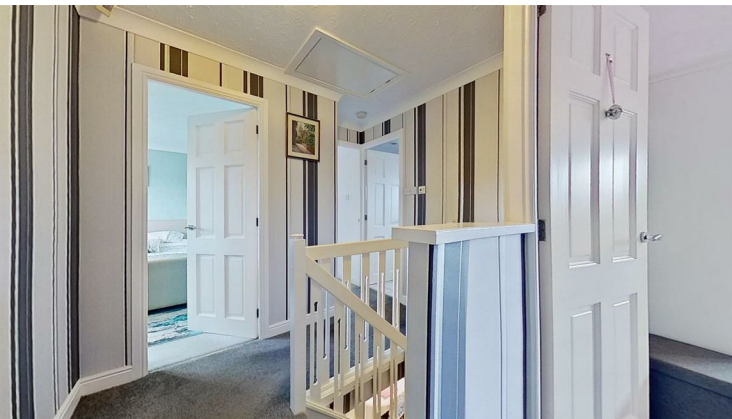
STUDY

2.72m x 2.11m (8'11" x 6'11")



UPVC double glazed window to rear, laminate wood strip flooring, telephone point, ceiling light point, and single radiator with thermostat.

LANDING



Spindled balustrade, digital thermostatic heating controls for the underfloor heating in the family bathroom, access to part-boarded loft space with retractable aluminium ladder and light point, coved ceiling, ceiling light point, and smoke alarm. Doors to bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM ONE

3.43m x 2.57m to front of wardrobe (11'3" x 8'5" to front of wardrobe)



Full height fitted wardrobes to the length of one wall having three sliding doors (two mirrored) with hanging space and shelving, UPVC double glazed window overlooking the rear, coved ceiling, telephone point, tv aerial point, ceiling light point, and single radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.54m x 1.35m (8'4" x 4'5")



Well appointed and recently refitted shower room comprising: walk-in wet shower area with wall mounted mixer tap, canopy style rain shower head and extendable shower attachment; low level dual-flush WC; and wash stand with circular wash hand basin and wall mounted mixer tap. Tiled floor, illuminated mirror fronted medicine cabinet, ladder style towel radiator, fully tiled walls, recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.58m x 3.00m (11'9" x 9'10")



UPVC double glazed window overlooking the front with views towards the Welsh hills, coved ceiling, ceiling light point with dimmer switch control, tv aerial point, single radiator with thermostat, and useful built-in storage cupboard with hanging rail and shelf.

BEDROOM THREE

2.92m x 2.77m including wardrobe (9'7" x 9'1" including wardrobe)



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point with dimmer switch control, tv aerial point, single radiator with thermostat, and built-in double wardrobe with two sliding doors having hanging space and shelving.

BEDROOM FOUR

2.74m x 2.11m plus door recess (9' x 6'11" plus door recess)



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

FAMILY BATHROOM

2.36m x 1.85m (7'9" x 6'1")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, wall mounted thermostatic Grohe mixer shower over, and curved glazed shower screen; low level dual-flush WC; and fitted worktop with circular wash hand basin, wall mounted mixer tap and storage unit beneath. Fully tiled walls, chrome ladder style towel radiator, recessed LED ceiling spotlights, wall mirror with light, tiled floor, extractor, UPVC double glazed window with obscured glass, and built-in over stairs cupboard housing a pressurised hot water cylinder.