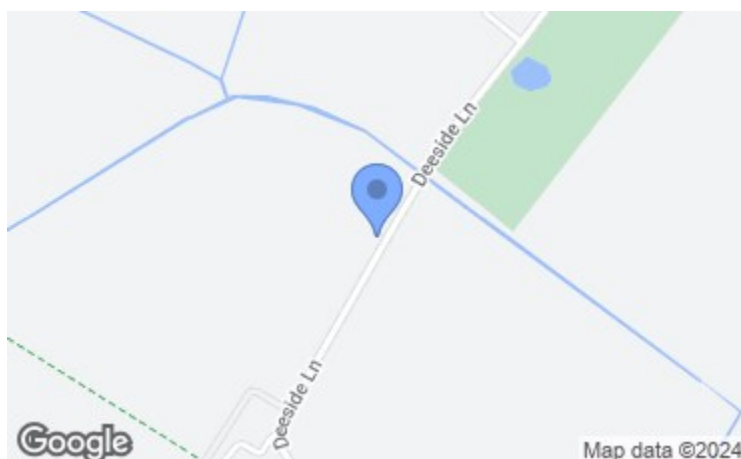


Matterport

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Chestnut Cottage, 1 The Bowery Deeside Lane
Sealand, Chester,
CH1 6BQ

£375,000

A beautifully presented three bedroom end of mews style conversion forming part of a small courtyard style development conveniently situated on the outskirts of Chester. The accommodation boasts a wealth of character features and briefly comprises: open porch, entrance hall with Welsh slate tiled floor and spindled staircase, living room with open fireplace and French doors to outside, dining room with French doors to outside, beautifully fitted kitchen with Porcelanosa marble effect worktops and a number of integrated appliances, side hall, utility room, downstairs WC, first floor landing with exposed timbers, principal bedroom with en-suite wet shower room, two further good size bedrooms and a well appointed bathroom with freestanding slipper bath and attractive stone wall tiling. The property benefits from oil fired central heating and has recently installed UPVC double glazed windows. Externally there is a York stone paved area to the front together with a single brick-built garage and parking space. To the rear there is a delightful walled garden designed for ease of maintenance with Indian stone flagged paving, barked shrub beds and decorative stone.

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



The Bowery consists of just 11 properties and forms part of a small development along Deeside Lane, which is close to the popular village of Saughall. Saughall provides a range of village amenities to include a primary school, village store and post office, doctors' surgery, pharmacy, and village pub. Chester city centre is also 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 year. The property is conveniently situated for commuting to Chester, the Wirral, Merseyside, North Wales and Manchester. The motorway network is approached by the M56 and the M53 motorways, both of which are close at hand. Chester's main station has regular train services and a two hour intercity service to London Euston. Both Liverpool and Manchester are within easy reach and both are served by international airports.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Wooden framed porch with outside lantern style light and wooden panelled entrance door with double glazed inserts to the entrance hall.

ENTRANCE HALL



Welsh slate floor with recessed mat well, double radiator, ceiling light point, mains connected smoke alarm, and spindled staircase to the first floor. Oak panelled latch lever cottage style door to the living room.



DIRECTIONS

From the agent's Chester office proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the railway bridge and along New Crane Street into Sealand Road. Follow Sealand Road proceeding straight across at five sets of traffic lights, and after approximately a mile and three quarters take the turning left at the golf driving range into Deeside Lane. Continue into countryside and at the bend in the road turn right into The Bowery. Then turn left into the courtyard and the property will be observed on the left hand side.

TENURE

- * Leasehold. 999 years from 29 April 1994.
- * There is a service charge currently set at £40 per month (2024) to include communal lighting, public liability insurance, emptying of the septic tank and maintenance of all communal areas including lawns, trees and hedge cutting.

COUNCIL TAX

- * Council Tax Band F - Flintshire County Council.

AGENT'S NOTES

- * The property benefits from oil central heating.
- * Mains electricity and water are connected.
- * Communal septic tank drainage.
- * There is a pathway at the bottom of the garden providing access to no.2 The Bowery.
- * The UPVC double glazed windows were installed in 2023.
- * The kitchen was fitted in 2019.

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

OUTSIDE FRONT



Chestnut Cottage forms part of the small courtyard style development at The Bowery. To the front there is a stone flagged area with canopy porch, access to the single garage and designated parking space. Outside light. There is also additional visitor's car parking just outside the main courtyard.

SINGLE GARAGE

5.16m x 2.67m (16'11" x 8'9")



Up and over garage door, power, light and electric meter installed.

OUTSIDE REAR



To the rear there is a walled garden with Indian stone paving, barked shrub borders and decorative stone. Outside sensor spotlight, timber built garden shed, screened oil storage tank, and rear pedestrian access gate.



LIVING ROOM

4.01m x 3.58m (13'2" x 11'9")



Chimney breast with brick fireplace, tiled hearth, wooden mantel and cast-iron open grate, provision for wall mounted flat screen television, three wall light points, engineered oak flooring, double radiator, UPVC double glazed French doors with double glazed leaded side windows to the garden. Opening with wooden beam to the dining room.

DINING ROOM

3.51m x 2.84m (11'6" x 9'4")



UPVC double glazed French doors with wooden beam above opening to the garden, two wall light points, double radiator, and engineered oak flooring. Oak wooden panelled latch lever cottage style door to the kitchen.



KITCHEN



Fitted with a modern range of base units incorporating drawers and cupboards with porcelanosa marble effect worktops and matching upstands. Twin bowl ceramic sink unit with chrome mixer tap. Space for range style cooker with extractor above, two integrated fridges and dishwasher, exposed beams, recessed LED ceiling spotlights, contemporary tall radiator, Welsh slate tiled floor, and UPVC double glazed window. Door to pantry and door side hall.

PANTRY

Light point, and access to understairs storage area.

SIDE HALL

1.65m x 0.86m (5'5" x 2'10")

Ceiling light point, Welsh slate floor with recessed mat well and composite double glazed stable type door to the front. Painted wooden panelled latch lever cottage style doors to the utility room and downstairs WC.

UTILITY ROOM

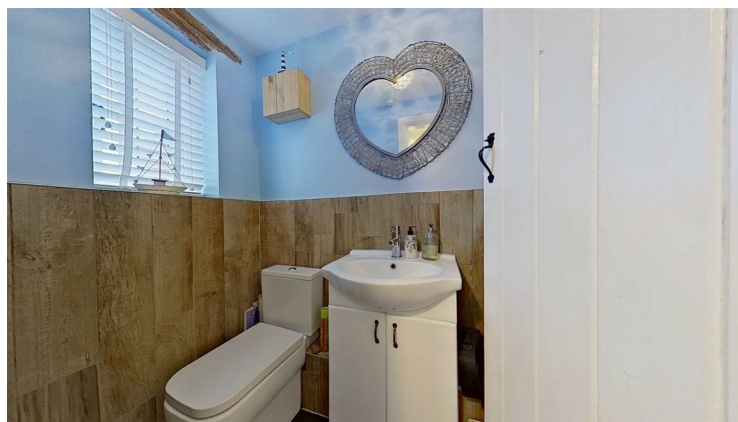
2.06m x 1.70m (6'9" x 5'7")



Fitted worktop with plumbing and space for washing machine and space for freezer beneath, freestanding oil fired central heating boiler, fitted wall cupboards, Welsh slate tiled floor, ceiling light point, and UPVC double glazed window with obscured leaded glass.

DOWNSTAIRS WC

1.65m x 1.02m (5'5" x 3'4")



Comprising: low level dual-flush WC and wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, Welsh slate tiled floor, ceiling light point, extractor, chrome ladder style towel radiator, and UPVC double glazed window with obscured leaded glass.

FIRST FLOOR LANDING



Spindled balustrade, pitched ceiling with exposed timbers, ceiling light point, built-in airing cupboard housing the hot water cylinder and immersion heater. and UPVC double glazed window with leaded glass. Wooden panelled painted latch lever cottage style doors to the principal bedroom, bedroom two, bedroom three and bathroom.

PRINCIPAL BEDROOM

3.53m x 3.45m (11'7" x 11'4")



UPVC double glazed leaded window overlooking the garden with exposed beam above, double radiator, ceiling light point, engineered oak wood strip flooring, UPVC double glazed window to side, and TV aerial point. Latch lever cottage style door to the en-suite wet shower room.

EN-SUITE WET SHOWER ROOM



Recently refitted and comprising wet shower area with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen, low level dual flush WC and tiled worktop with wash hand basin and mixer tap. Fully tiled walls, panelled ceiling with recessed LED ceiling spotlights, access to loft space, chrome ladder style towel radiator, extractor, tiled floor. Illuminated wall mirror with electric shaver point.

BEDROOM TWO

3.63m into wardrobe x 3.56m (11'11" into wardrobe x 11'8")



UPVC double glazed leaded window overlooking the rear, ceiling light point, double radiator, and chimney breast with fitted wardrobes to each side.

BEDROOM THREE

3.53m x 3.40m (11'7" x 11'2")



UPVC double glazed leaded window overlooking the front, large exposed beam, and double radiator.

BATHROOM

2.51m x 1.35m plus door recess (8'3" x 4'5" plus door recess)



Well appointed suite in white comprising: freestanding polyurethane slipper bath with wall mounted chrome mixer tap and extendable shower attachment; low level dual-flush WC; and tiled worktop with wash hand basin and mixer tap. Panelled ceiling with recessed LED ceiling spotlights, access to loft space, tiled floor, tiled walls, feature contemporary stone tiled wall, illuminated wall mirror with electric shaver point, UPVC double glazed window with obscured leaded glass, and chrome ladder style towel radiator.