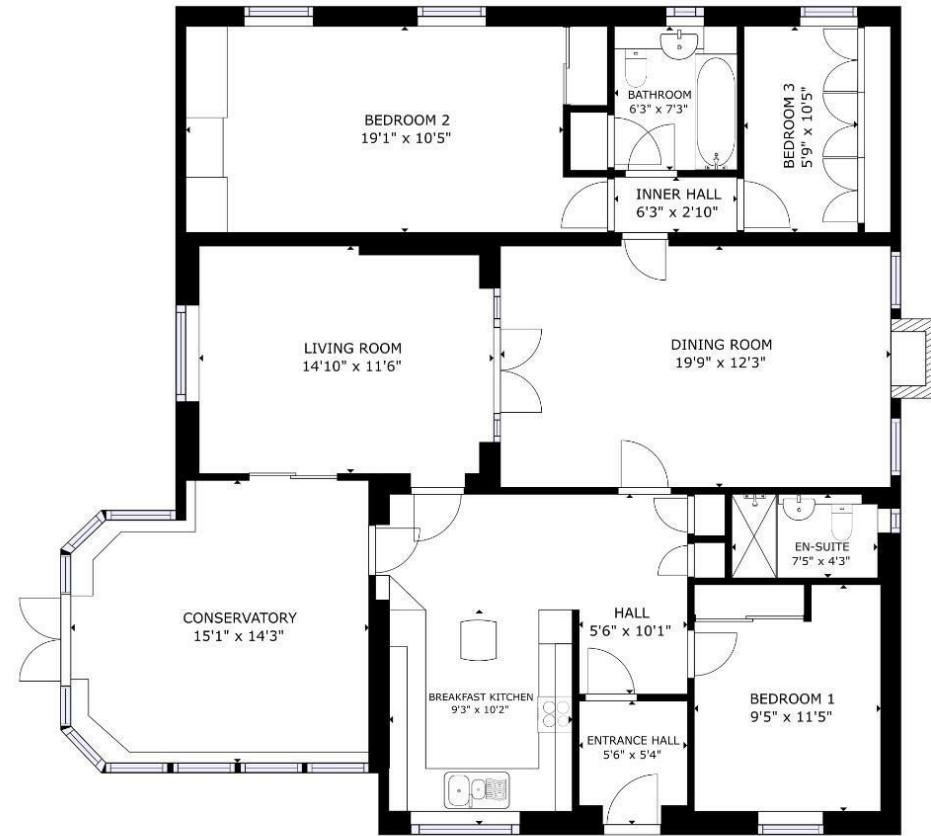


15 Peach Field, Great Boughton, Chester, CH3 5RF



GROSS INTERNAL AREA
FLOOR 1: 1485 sq ft
TOTAL: 1485 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



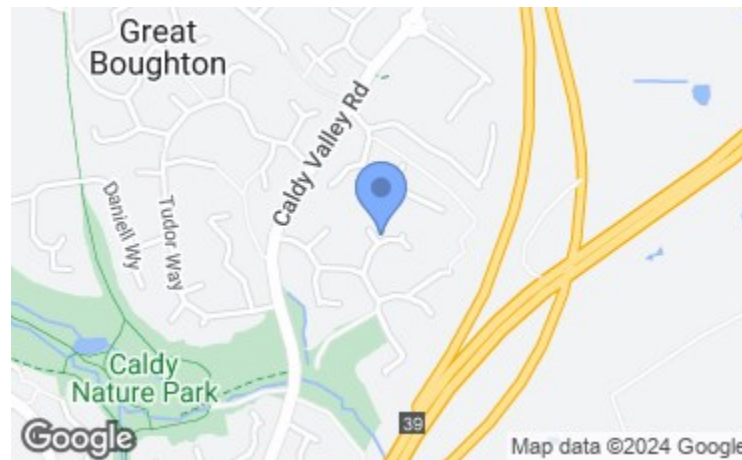
Cavendish
ESTATE AGENTS

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www.cavendishproperties.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

15 Peach Field
Great Boughton, Chester,
CH3 5RF

Offers Over
£400,000

* LARGE DETACHED BUNGALOW * DETACHED DOUBLE GARAGE * CUL DE SAC POSITION LOCATED OFF ADDER HILL. NO ONWARD CHAIN. A modern three bedroom detached bungalow forming part of a small cul-de-sac off Adder Hill in the popular suburb of Great Boughton. The accommodation briefly comprises: open porch, entrance hall, hallway with built-in storage cupboard and linen cupboard, breakfast kitchen with range style cooker and a number of integrated appliances, conservatory, living room, impressive dining room with vaulted ceiling, principal bedroom with built-in wardrobe and en-suite shower room, inner hall, a large second bedroom with fitted furniture and built-in wardrobes, bedroom three with fitted wardrobes (currently used as a dressing room) and a well appointed bathroom with spa bath and built-in store cupboard. The property benefits from UPVC double glazed windows, a burglar alarm and has gas fired central heating with a combination condensing gas fired central heating boiler. Externally there is a tarmac driveway at the front leading to a detached double garage. To the side and rear there are easy to maintain gardens. There is no onward chain involved in the sale of this property.

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.



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LOCATION

Great Boughton is situated about 2 miles from the city centre and provides excellent local amenities including shops, to include a Sainsbury's supermarket and schools for all ages. There are regular bus services into the city centre where more comprehensive facilities are available. Easy access to neighbouring industrial and commercial centres is available via the A55 North Wales Trunk Road and the M53 and motorway network.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

Large canopy style porch with brick piers, wooden pillars, and wooden panelled ceiling with outside light. UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

1.70m x 1.47m (57" x 410")



Coved ceiling, ceiling light point, and single radiator. Glazed door with glazed side panel to the hallway.

HALLWAY

3.07m x 1.68m (10'1" x 5'6")



Coved ceiling, smoke alarm, laminate tiled effect flooring, built-in linen cupboard with radiator and slatted shelving, and built-in cupboard with hanging rail and slatted shelf. Opening to the breakfast kitchen, door with bevelled glass inserts to the dining room and door to the principal bedroom.

BREAKFAST KITCHEN

4.95m x 2.95m (16'3" x 9'8")



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and corner shelving with laminated granite effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap. Small freestanding island with cupboard and matching worktop. Wall tiling to work surface areas with under-cupboard lighting. Freestanding Belling range style cooker with seven-ring gas hob, double oven, grill and pan-drawer. Integrated Kenwood dishwasher and Indesit washing machine. Double radiator with thermostat, laminate tiled effect flooring, coved ceiling, two ceiling light points, space for small breakfast table and chairs, TV aerial point, wall cupboard housing a Baxi Eco Blue Advance condensing gas fired central heating boiler, UPVC double glazed window with leaded

bear left and the property will then be observed to the right hand side of the cul-de-sac.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Cheshire West & Chester Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* The property has a burglar alarm system installed.

* The Baxi central heating boiler was installed in April 2018.

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



OUTSIDE REAR



To the rear the garden has been attractively landscaped and designed for ease of maintenance with a variety of specimen shrubs and trees, decorative stone, and a flagged seating area and pathway being enclosed by wooden fencing. Timber built garden shed and outside sensor spotlight.



DIRECTIONS

From the city centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the 'hamburger' roundabout take the fourth exit into Caldly Valley Road. Follow the road, passing Sainsbury's on the left hand side, and at the mini-roundabout proceed straight across. Then take the second turning left into Adder Hill and second turning left into Peach Field. At the fork



glass to the front. Door with bevelled glass inserts to the living room and glazed door to the conservatory.



CONSERVATORY

4.04m max x 3.99m max (13'3" max x 13'1" max)



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling fan with light, and double opening French doors to the garden. Fitted blinds, double radiator with thermostat, laminate wood effect strip flooring, feature exposed brickwork, wall light point, and wall cupboards housing the gas and electric meters.

LIVING ROOM

4.27m x 3.53m max (14' x 11'7" max)



UPVC double glazed window, coved ceiling with ceiling light point, double radiator with thermostat, two wall light points. UPVC sliding patio doors with fitted blinds to the conservatory, and double opening doors with bevelled glass and glazed side panels to the dining room.

DINING ROOM

5.92m x 3.63m (19'5" x 11'11")



Feature wooden panelled vaulted ceiling with two double glazed Velux roof lights and recessed spotlighting, two UPVC double glazed windows to the side, four wall light points, double radiator with thermostat, and decorative fireplace with Adams style surround, composite marble insert and hearth. Door with bevelled glass inserts to the inner hall.

BEDROOM ONE

3.51m x 2.90m (11'6" x 9'6")



UPVC double glazed leaded window overlooking the front, access to loft space, coved ceiling, ceiling light point, single radiator with thermostat, TV aerial point, and built-in wardrobe with two sliding mirrored doors having hanging space and shelving. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.18m x 1.32m (7'2" x 4'4")



Comprising: shower enclosure with wet boarding, mixer shower with shower attachment and canopy style rain shower head and glazed shower screen; wash hand basin with mixer tap and storage cupboard beneath' and low level WC with concealed cistern. Part-tiled walls, chrome ladder style towel radiator, tiled floor, recessed ceiling spotlights, fitted wall mirror with two downlights, electric shaver point, and UPVC double glazed window with obscured glass.

INNER HALL

Coved ceiling, ceiling light point, and access to loft space with retractable aluminium ladder. Doors to bedroom two, bedroom three and bathroom.

BEDROOM TWO

5.61m plus recess x 3.02m (18'5" plus recess x 9'11")



Fitted with a range of bedroom furniture incorporating a triple wardrobe, double wardrobe, and chest of drawers with wall mirror and storage cupboards above together with two bedside units and two chest of drawers. Built-in wardrobe with two sliding mirrored doors having hanging space and shelving, coved ceiling, two ceiling light points, double radiator with thermostat, TV aerial point, and two UPVC double glazed windows overlooking the rear garden.

BEDROOM THREE

3.05m x 2.26m (10' x 7'5")



Three full height fitted double wardrobes with hanging space and shelving, single radiator with thermostat, coved ceiling, ceiling light point, and UPVC double glazed window overlooking the rear. (This bedroom has previously been used as a dressing room).

BATHROOM

2.08m x 1.83m (6'10" x 6')



Modern white suite comprising: spa shower bath with mixer tap, shower attachment and folding glazed shower screen; vanity unit with inset wash hand basin, mixer tap and storage cupboard beneath; and low level WC with concealed cistern. Fully tiled walls, fitted wall mirror, chrome ladder style towel radiator with towel rail, electric shaver point, recessed LED ceiling spotlights, UPVC double glazed window with obscured glass, and built-in linen cupboard with slatted shelving.

OUTSIDE FRONT

The property forms part of a small cul de sac. To the front there are easy to maintain garden areas with mature shrubbery and flagged pathways. The property is approached via a tarmac driveway which leads to a detached double garage with twin up and over doors. Outside water tap. A gated pathway to the right hand side of the bungalow, which also provides space for bin storage, leads to the rear garden. A gated pathway to the left provides access to the side and rear gardens.

DOUBLE GARAGE

5.61m x 5.28m (18'5" x 17'4")



With twin up and over garage doors, fluorescent strip lighting, power, and side personal door.

OUTSIDE SIDE

To the side there is an Indian stone flagged patio and pathway with decorative stone and raised border with retaining wall. Outside power point, and outside lantern style light.