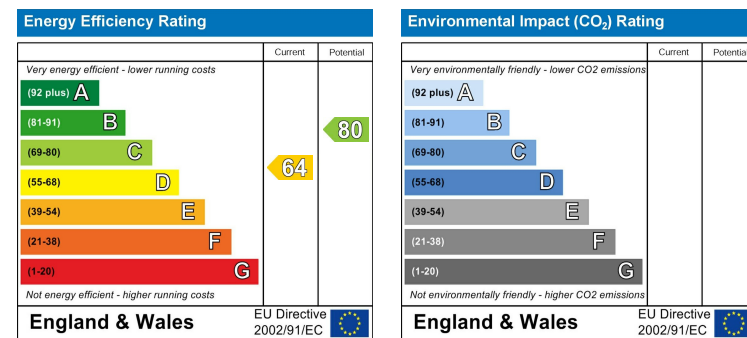


4 Home Park
Mollington, Chester,
CH1 6NW

£525,000

* DESIRABLE VILLAGE LOCATION * MUCH LOVED FAMILY HOME. A four bedroom detached house forming part of an exclusive cul-de-sac road off Townfield Lane in the desirable village of Mollington. Home Park is a small development consisting of just nine houses, built during the late 1970's. The accommodation briefly comprises: reception hall, cloakroom/WC, living room with decorative fireplace and electric coal-effect fire, breakfast kitchen, utility room, dining room/family room with oak flooring and patio doors to outside, split-level landing, four good size bedrooms and a modern shower room. The property benefits from gas fired central heating with a Vaillant condensing boiler and has partial UPVC double glazed windows. Externally there is a lawned garden at the front with shrubbery and double width driveway leading to a double garage. To the rear there is a delightful lawned garden with mature shrubs and trees and Indian stone flagged terrace enjoying a southerly aspect. There is also a delightful walled courtyard.



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:**CANOPY PORCH**

Wooden panelled entrance door with glazed inserts to the reception hall.

RECEPTION HALL

Coved ceiling, ceiling light point, double radiator, vinyl wood effect flooring with decorative tile effect inlay, wall mounted thermostatic heating controls, built-in understairs storage cupboard, and turned spindled staircase to first floor. Doors to living room, breakfast kitchen and cloakroom/WC.

CLOAKROOM/WC

1.88m x 1.65m (6'2" x 5'5")



Modern white suite with chrome style fittings comprising: low level dual-flush WC; and fitted worktop with semi-inset wash hand basin, mixer tap, tiled splashback and storage cupboard beneath. Part-tiled walls, single radiator, vinyl wood effect flooring, hanging for cloaks, three recessed ceiling spotlights with dimmer switch controls, and single glazed window with obscured glass.

LIVING ROOM

5.16m x 3.61m (16'11" x 11'10")



Decorative stone fireplace and hearth housing an electric coal-effect fire, secondary glazed window overlooking the rear garden, UPVC double glazed French door to outside, coved ceiling with two recessed LED ceiling spotlights, double radiator with thermostat, and double opening doors to the dining room/family room.

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property has a burglar alarm installed.
- * The property is on a water meter.
- * There is a smart meter for the gas and electric.

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

mainly to lawn with an Indian stone flagged terrace and well stocked borders with a variety of specimen shrubs, trees and blooms. The garden enjoys a good degree of privacy and is enclosed by brick walling and wooden fencing.



WALLED COURTYARD

To the rear of the garage there is also a walled courtyard with paving and decorative stone, useful covered seating area, outside light, outside water tap, and two store cupboards,, one of which houses the Vaillant condensing gas fired central heating boiler.

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 right-hand side.

TENURE

* Tenure - understood to be Freehold.

COUNCIL TAX

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



DINING ROOM

3.63m x 3.10m (11'11" x 10'2")



Coved ceiling, ceiling light point, and oak flooring. Open-plan to the family room.

FAMILY ROOM

3.48m max x 3.00m (11'5" max x 9'10")



UPVC double glazed sliding patio doors to the rear garden, small UPVC double glazed window to side, oak flooring, coved ceiling, two recessed ceiling spotlights, and double radiator.

KITCHEN

3.63m x 3.61m (11'11" x 11'10")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel Franke sink unit and drainer with chrome mixer tap. Fitted four-ring Neff gas hob and built-in Neff electric double oven and grill. Integrated fridge, telephone point, wall tiling to work surface areas with concealed under-cupboard lighting, laminate tile effect flooring, double radiator, central heating and hot water controls, recessed LED ceiling spotlights, space for small breakfast table and chairs, and secondary glazed window overlooking the front. Double opening glazed doors to dining/family room and glazed door to the utility room.

UTILITY ROOM

3.40m x 1.40m (11'2" x 4'7")



Fitted worktop with storage cupboard beneath, plumbing and space for washing machine, space for tumble dryer,

space for freezer, fitted wall cupboards, space for tall freezer, tiled flooring, wall light point, exposed brickwork, and part-glazed doors to the front and rear.

FIRST FLOOR LANDING



Spindled balustrade, ceiling light point, smoke alarm, coved ceiling, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and shower room. There is also a secondary staircase off the half landing leading up to a second small landing with built-in storage cupboard and door to bedroom four.

BEDROOM ONE

4.09m x 3.63m (13'5" x 11'11")



Fitted with a comprehensive range of bedroom furniture incorporating full height fitted wardrobes, dressing table and two bedside units and chest of drawers. Ceiling light point, single radiator with thermostat, UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

4.29m max x 3.63m (14'1" max x 11'11")



UPVC double glazed window overlooking the rear garden, two built-in eaves storage cupboards, built-in wardrobe with two sliding doors having hanging space and shelving, ceiling light point, and double radiator with thermostat.

BEDROOM THREE

3.61m max x 2.69m (11'10" max x 8'10")



UPVC double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and built-in wardrobe with two sliding doors.

BEDROOM FOUR

4.01m into wardrobe x 3.76m (13'2" into wardrobe x 12'4")



UPVC double glazed window overlooking the rear, part-beamed ceiling with ceiling spotlights, double radiator with thermostat, part-panelled walls, and fitted wardrobes to the length of one wall incorporating hanging space and shelving.

SHOWER ROOM

3.61m max x 1.68m (11'10" max x 5'6")



Modern white suite with chrome style fittings comprising shower enclosure with wet boarding, electric shower, glazed shower screens and sliding glazed door, low level dual flush WC and large wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Double radiator, vinyl wood effect flooring, ceiling light point, built in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving and UPVC double glazed window with obscured glass and tiled windowsill.

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 neatly laid lawned garden with mature shrubbery. A block paved and tarmac driveway leads to a double garage.

DOUBLE GARAGE

5.87m max x 5.21m max (19'3" max x 17'1" max)

With a remote controlled electronic up and over sectional door, single glazed window, electrical consumer board, electric meter, and personal door to the rear courtyard.

OUTSIDE REAR



To the rear there is a good size south facing garden laid