

6 Kynaston Drive, Saltney Ferry, Chester, CH4 0AS

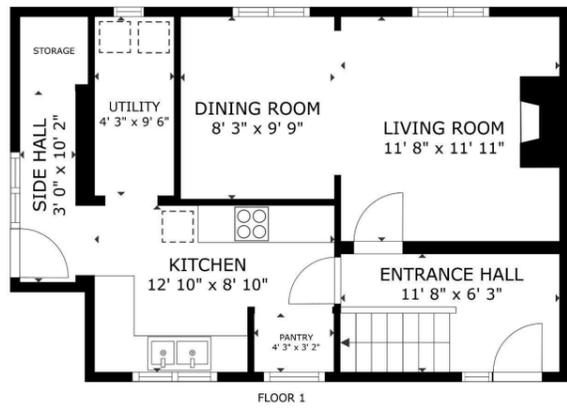
**Cavendish**  
ESTATE AGENTS

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 522 sq.ft. FLOOR 2 468 sq.ft.  
TOTAL 990 sq.ft.

Matterport

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Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 6 Kynaston Drive

Saltney Ferry, Chester,  
CH4 0AS

£175,000

\* GENEROUS SIZED GARDEN \* IDEAL FAMILY HOME. A three bedroom semi-detached house forming part of an established residential area in Saltney Ferry, close to both primary and secondary schooling. The accommodation briefly comprises: entrance hall, living room and dining area, kitchen with pantry, utility room, side hall with store cupboard, landing, three bedrooms, bathroom and separate WC. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with gated pathway and to the rear there is a good sized lawned garden.

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**

The property is conveniently situated for good local shops in Saltney, including a Morrison's supermarket, schools for all ages in the immediate vicinity and frequent bus services to Chester, Broughton and Mold. The Broughton Retail Park is also close by, with a wide range of shops and Tesco superstore. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

**THE ACCOMMODATION COMPRISES:**

**CANOPY PORCH**

Outside lantern style light. UPVC double glazed entrance door with double glazed side panel to the entrance hall.

**ENTRANCE HALL**

3.45m x 1.85m (11'4" x 6'1")



Recessed LED ceiling spotlights, single radiator, tiled floor, electric meter cupboard, thermostatic heating controls, telephone point, and staircase to the first floor. Doors to the living room and kitchen.

**LIVING ROOM**

3.63m x 3.43m (11'11" x 11'3")



Chimney breast with wooden fireplace surround, composite stone insert and hearth housing a 'living flame' coal-effect gas fire (gas fire not connected), ceiling light point, laminated wood effect strip flooring, and UPVC double glazed window overlooking the rear. Opening to the dining room.

**DINING ROOM**

2.79m x 2.26m (9'2" x 7'5")



UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, and tiled floor.

**KITCHEN**

3.71m max x 2.72m (12'2" max x 8'11")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl composite sink unit and drainer with extendable mixer tap. Space for electric cooker and space for tall fridge/freezer. Single radiator with thermostat, fluorescent strip light, vinyl flooring, wall mounted Ideal Logic Combi 30 condensing gas fired central heating boiler, and UPVC double glazed window overlooking the front. Doorway opening to the pantry, archway opening to the utility room and opening to the side hall.

**PANTRY**

1.27m x 0.91m (4'2" x 3')

Cold shelf, fitted shelving, ceiling light point, gas meter, and UPVC double glazed window with obscured glass.

**UTILITY ROOM**

2.77m x 1.30m (9'1" x 4'3")

Plumbing and space for washing machine, space for tumble dryer, ceiling light point, wall mounted electric heater, tiled floor, and UPVC double glazed window to rear.

**SIDE HALL**

2.41m x 0.79m (7'11" x 2'7")

UPVC double glazed window, double glazed door to outside, tiled floor, and ceiling light point. Opening to store.

**STORE**

1.73m x 0.81m (5'8" x 2'8")

**LANDING**



UPVC double glazed window to front, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

**BEDROOM ONE**

3.71m max x 3.61m (12'2" max x 11'10")



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

**BEDROOM TWO**

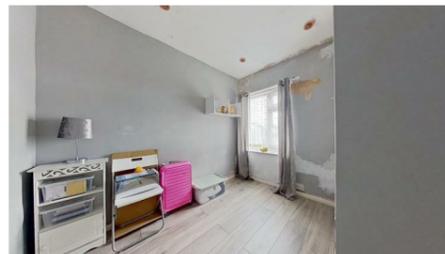
3.61m max x 3.07m max (11'10" max x 10'1" max)



UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, laminate wood effect strip flooring, and built-in open cupboard with shelving.

**BEDROOM THREE**

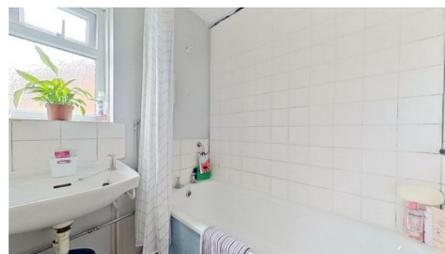
2.64m x 2.39m max (8'8" x 7'10" max)



UPVC double glazed window overlooking the front, double radiator with thermostat, laminate wood effect strip flooring, and built-in over stairs wardrobe with hanging rail and shelf.

**BATHROOM**

1.68m x 1.55m (5'6" x 5'1")



Comprising: panelled bath; and wall mounted wash hand basin with tiled splashback. Part-tiled walls to bath area, single radiator, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

**SEPARATE WC**

1.68m x 0.89m (5'6" x 2'11")

Low level dual flush WC, ceiling light point, extractor, tile effect flooring, UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**



To the front there is a lawned garden with privet boundary hedge and gated flagged pathway which extends across the front to the porch.



**OUTSIDE REAR**



To the rear there is a good sized lawned garden with flagged seating area and outside sensor light.



**DIRECTIONS**

From the Agents Chester Office proceed out of the City Centre along Grosvenor Road and at the Grosvenor

Roundabout proceed straight across and proceed over the Grosvenor Bridge. On reaching the Overleigh Roundabout take the fourth exit onto Hough Green. Continue through Hough Green and Saltney, passing St. David's High School on the right. Then take the turning right into Mainwaring Drive and right again into Kynaston Drive. The property will then be found on the right hand side.

**TENURE**

\* Tenure - Understood to be Freehold. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

\* Council Tax Band C - Flintshire County Council.

**AGENTS NOTES**

\* Services - mains gas, electricity, water and drainage are connected.

\* The property is on water rates.

**MATERIAL INFORMATION**

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.

**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.

**Money Laundering - MRD**

AML - 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.

**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