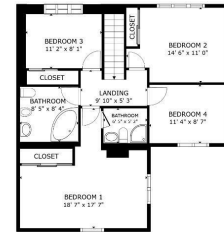


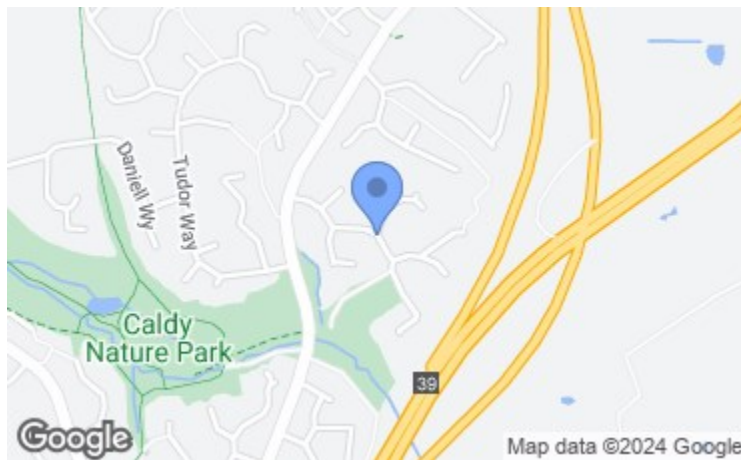
FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 1,232 sq.ft. FLOOR 2: 827 sq.ft.  
EXCLUDED AREAS: DOUBLE GARAGE 349 sq.ft.  
TOTAL: 2,077 sq.ft.



FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 1,232 sq.ft. FLOOR 2: 827 sq.ft.  
EXCLUDED AREAS: DOUBLE GARAGE 349 sq.ft.  
TOTAL: 2,077 sq.ft.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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			
(39-54) E			
(21-38) F		51	63
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Acorn House, 37 Adder Hill

Great Boughton, Chester,  
CH3 5RA

£540,000

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.

\* LARGE DETACHED HOUSE \* NO ONWARD CHAIN \* SOUGHT AFTER AREA. An attractive four bedroom detached house occupying a pleasant position set back from Adder Hill in the popular suburb of Great Boughton. The accommodation briefly comprises: open porch with brick pillar, entrance hall, cloakroom/WC, study, sitting room, living room with vaulted ceiling, feature fireplace and patio doors to outside, kitchen/dining room, utility room, conservatory, landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobes, bedroom three with fitted wardrobes, bedroom four and family four piece bathroom with offset spa bath and built-in airing cupboard. The property benefits from double glazed windows and has gas fired central heating. Externally there is an easy to maintain block paved area at the front with mature shrubbery and a double width driveway parking leading to a double garage with twin up and over doors and useful workshop area. To the rear there is an enclosed lawned garden with block paved patio area and well stocked borders with mature shrubs and trees being enclosed by wooden fencing. There is no onward chain involved in the sale of this property.



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



Wide open porch with brick-built pillar and outside lantern style light. Wooden panelled entrance door with glazed insert and double glazed side panel to the entrance hall.

ENTRANCE HALL

2.24m x 1.32m (7'4" x 4'4")



Coved ceiling, ceiling light point, smoke alarm, and single radiator. Doors to kitchen/dining room, study, cloakroom/WC, and double opening doors to the sitting room.

CLOAKROOM/WC



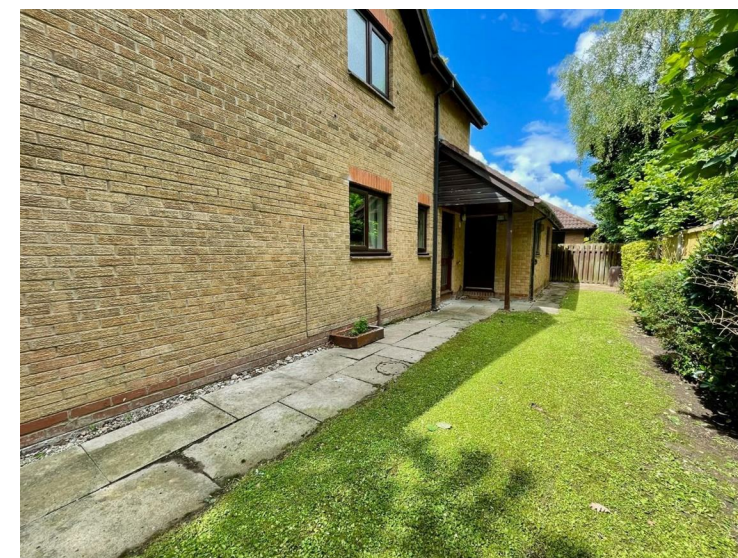
Comprising: low level WC; and wall mounted wash hand basin. Part-tiled walls, single radiator, ceiling light point and fitted mirror. There is also a cloaks area with fitted shelving.

STUDY

2.57m x 2.26m (8'5" x 7'5")



UPVC double glazed window overlooking the front, single radiator with thermostat, telephone master socket, coved ceiling, and ceiling light point.



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 Caldley 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. Follow Adder Hill passed Peach Field and Gleggs Close. At the fork in Adder Hill bear left and the property will then be found set back on the left hand side.

TENURE

\* Tenure - understood to be Freehold.

COUNCIL TAX

\* Council Tax Band F - Cheshire West & Chester Council.

AGENTS NOTES

\* 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.

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

**BEDROOM THREE**  
3.38m x 2.49m (11'1" x 8'2")



Built-in wardrobe with two sliding mirrored doors with hanging space and shelving, coved ceiling, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden.

**BEDROOM FOUR**  
3.12m x 2.49m (10'3" x 8'2")



Coved ceiling, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the front.

**BATHROOM**  
2.46m x 2.41m (8'1" x 7'11")



Modern white four piece suite with chrome style fittings comprising: offset spa bath with mixer tap and wall mounted thermostatic mixer shower over, shower curtain and rail; low level dual-flush WC; bidet; and pedestal wash

hand basin with mixer tap. Fitted wall mirror, mirror fronted medicine cabinet, ceiling light point, coved ceiling, chrome ladder style towel radiator with thermostat, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**

To the front there is an easy to maintain block paved area with shrubbery and a driveway leading to a double garage. A gated pathway to the side of the garage provides access to the side garden and rear garden. To the right hand side of the property there is a further lawned section and additional tarmac parking area with a block paved pathway and wooden gate into the garden.

**DOUBLE GARAGE**  
5.66m x 5.36m (18'7" x 17'7")

With twin up and over garage doors, fluorescent strip lighting, useful roof storage area, two UPVC double glazed windows, ample power points, electrical consumer board, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, personal door to the side porch and opening to workshop area.

**WORKSHOP AREA**  
2.08m x 1.65m (6'10" x 5'5")

Integral to the garage there is a useful workshop area with fitted shelving, light and UPVC double glazed window with obscured glass.

**SIDE GARDEN**

To the side there is a lawned area with shrubbery, a flagged path, and concrete sectional wooden panelled boundary fencing.

**OUTSIDE REAR**



To the rear there is a lawned garden with block paved patio area and pathway and well stocked borders with a variety of mature shrubs and trees.

**SITTING ROOM**  
4.06m x 3.25m (13'4" x 10'8")



Double glazed patio doors to the conservatory, coved ceiling, ceiling light point, and double radiator with thermostat. Double opening doors to the living room.

**LIVING ROOM**  
4.72m x 3.81m (15'6" x 12'6")



Feature wooden panelled vaulted ceiling, four wall light points, double radiator with thermostat, UPVC double glazed window overlooking the front, double glazed sliding patio doors to the rear garden, TV aerial point, and feature 'living flame' coal-effect gas fire with composite marble insert and hearth and wooden fireplace surround.



**DINING KITCHEN**  
7.47m x 4.47m narrowing to 2.90m (24'6" x 14'8" narrowing to 9'6")



**KITCHEN**



Fitted with a range of light oak fronted base and wall level units incorporating drawers, cupboards and two glazed display units with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Fitted four-ring Zanussi induction touch control ceramic hob with extractor above and built-in Neff electric double oven and grill. Plumbing and space for dishwasher, space for fridge, tiled floor, ceiling light point, feature brick pillar, exposed brickwork, double radiator with thermostat, and two UPVC double glazed windows overlooking the side.

**DINING AREA**



Coved ceiling, ceiling light point, double radiator with thermostat, turned spindled staircase to the first floor, and double glazed sliding patio doors to the conservatory.

**CONSERVATORY**

7.70m x 2.59m (25'3" x 8'6")



Hardwood double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, two wall light points, ceiling light point, single radiator with thermostat, two double power points, single power point, feature exposed brickwork, tiled floor, and double opening French doors to the garden.



**UTILITY ROOM**

2.26m x 1.63m (7'5" x 5'4")

Matching tall cupboard, plumbing and space for washing machine, space for

tall fridge/freezer, digital central heating and hot water controls, ceiling light point, tiled floor, and single radiator with thermostat. Part-glazed door to side porch.

**COVERED SIDE PORCH**

With wooden pillar, outside water tap, outside light, and courtesy door to the garage.

**FIRST FLOOR LANDING**



Access to part-boarded loft space with retractable aluminium ladder and light point, two spindled balustrades, ceiling light point, smoke alarm, and coved ceiling. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

**PRINCIPAL BEDROOM**

5.33m x 3.45m max (17'6" x 11'4" max)



Two UPVC double glazed windows, two single radiators with thermostats, coved ceiling, ceiling light point, and built-in wardrobe with three sliding mirrored doors having hanging space and shelving. Door to en-suite shower room.



**EN-SUITE SHOWER ROOM**

2.03m x 1.45m (6'8" x 4'9")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira Discovery shower and curved glazed sliding doors; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, ceiling light point, extractor, electric shaver point, mirror fronted medicine cabinet, and chrome ladder style towel radiator.

**BEDROOM TWO**

4.17m max x 3.10m max (13'8" max x 10'2" max)



Built-in double wardrobe with two sliding mirrored doors having hanging space and shelving, coved ceiling, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear garden.