

30 Holm Drive, Elton, Chester, CH2 4RJ

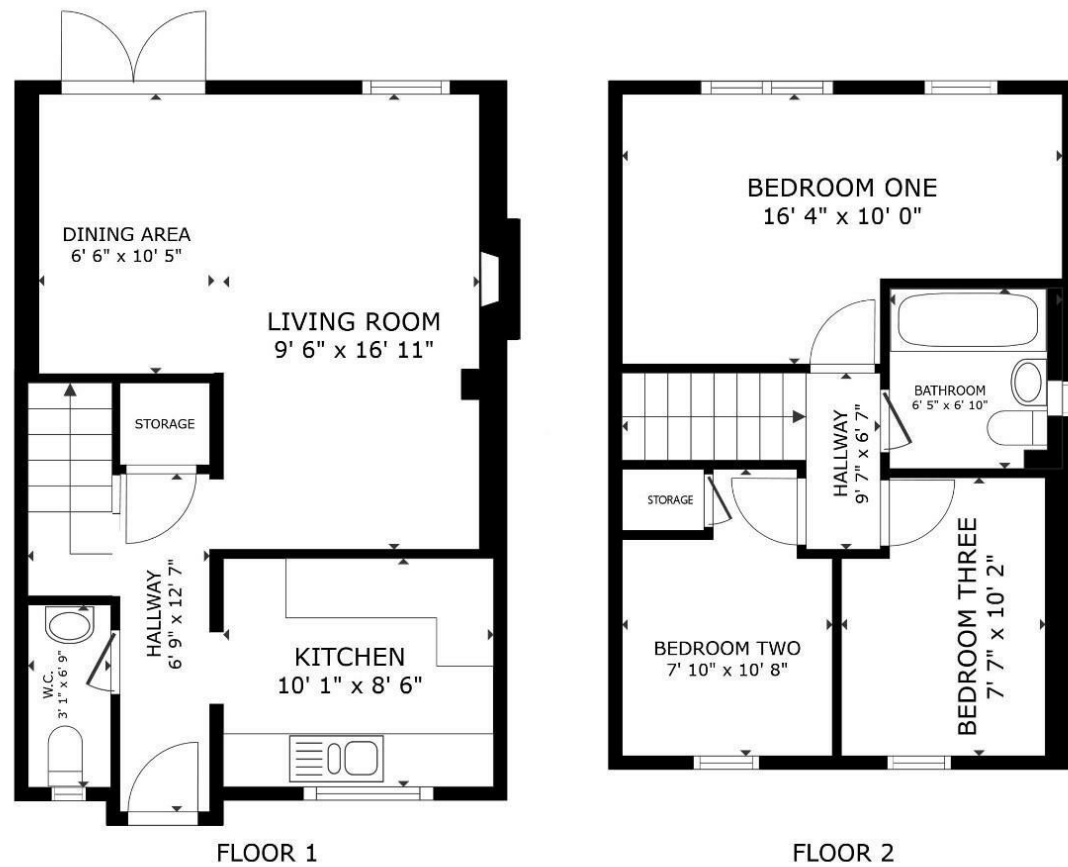
Cavendish
ESTATE AGENTS

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GROSS INTERNAL AREA
FLOOR 1 443 sq.ft. FLOOR 2 402 sq.ft.
TOTAL : 845 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| | 84 |
| 66 | |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |



30 Holm Drive
Elton, Chester,
CH2 4RJ

Offers Over
£200,000

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.

* DETACHED HOUSE * NO ONWARD CHAIN * A three bedroom detached house forming part of a modern development in the historic village of Elton. The accommodation, which would benefit from some updating and improvement, briefly comprises: entrance hall, downstairs WC, living room/dining area with double opening French doors to outside, kitchen, landing, three bedrooms, and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with driveway at the side leading to a single garage. To the rear there is a good sized garden with flagged patio.



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LOCATION

This property is situated in the village of Elton which has an interesting mixture of character properties. The village has a local bus and rail service, a primary school and a small parade of shops to include a Spar, Post Office, Greggs, and pharmacy. The Wheelwright Arms public house is also located nearby. Elton is ideal for those who commute regularly with junction 14 of the M56 a short drive away, allowing access across the North West and North Wales. Approximate distances: Cheshire Oaks 4 miles, Chester 10 miles, Liverpool 19 miles and Manchester - 39 miles.

THE ACCOMMODATION COMPRISES:**PORCH**

Canopy porch with outside light and double glazed entrance door to the entrance hall.

ENTRANCE HALL

Single radiator, tiled floor, coved ceiling, ceiling light point, smoke alarm and turned staircase to the first floor with built-in understairs storage cupboard. Doorways to the Kitchen and Living Room/Dining Area and door to Downstairs WC.

DOWNSTAIRS WC

1.91m x 0.84m (6'3" x 2'9")

Comprising: low level WC; and wall mounted wash hand basin. Single radiator, tiled floor, ceiling light point, electrical consumer board and uPVC double glazed window with obscured glass.

KITCHEN

2.72m x 2.29m (8'11" x 7'6")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas,

recessed ceiling spotlights, tiled floor, space for gas or electric cooker with extractor above and uPVC double glazed window overlooking the front.

LIVING ROOM/DINING AREA

5.03m max x 4.67m (16'6" max x 15'4")



Decorative fireplace with composite marble inset and hearth, coved ceiling, three ceiling light points with dimmer switch controls, telephone point, double radiator with thermostat, digital thermostatic wireless central heating controls, uPVC double glazed window and uPVC double glazed French doors to outside.

FIRST FLOOR LANDING

With coved ceiling, two ceiling light points and smoke alarm. Doors to Bedroom One, Bedroom Two, Bedroom Three and Bathroom.

BEDROOM ONE

4.70m x 3.07m narrowing to 2.13m (15'5" x 10'1" narrowing to 7')



Two uPVC double glazed windows overlooking the rear, coved ceiling, ceiling light point and double radiator with thermostat.

BEDROOM TWO

3.28m max x 2.39m max (10'9" max x 7'10" max)



uPVC double glazed window overlooking the front, coved ceiling, ceiling light point, access to loft space, single radiator with thermostat and built-in cupboard housing a Main Combi 24 gas fired combination central heating boiler.

BEDROOM THREE

3.10m x 2.21m max (10'2" x 7'3" max)



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

BATHROOM

2.03m x 1.75m (6'8" x 5'9")



White suite comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level dual-flush WC. Part-tiled walls, coved ceiling, ceiling light point, extractor, electric shaver point, single radiator, tiled floor and uPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a lawned garden with flagged pathway. A tarmac driveway at the side leads to a single garage. External gas and electric meter cupboards.

SINGLE GARAGE

Single brick built garage with an up and over garage door.

OUTSIDE REAR

To the rear there is a flagged patio and garden with mature shrubbery, being enclosed by wooden fencing.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across, passing the Northgate Arena on the left hand side. At the next roundabout take the first exit to Hoole and continue over the Hoole Bridge and along Hoole Road. At the main roundabout continue straight across and at the next roundabout take the first exit on the M53 Motorway. Follow the M53

Motorway and take the second exit (junction 10) signposted to Cheshire Oaks. At the roundabout take the fourth exit signposted Stanlow, Elton and Ince (A5117). Follow the road for approximately 2 miles and at the traffic lights proceed straight across. At the next set of traffic lights take the turning left into Ince Lane. Then take the first turning right into Ash Road. Follow Ash Road and take the first turning left which leads into Holm Drive. The property will then be found after some distance on the right-hand side.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.
* The property is on a water meter.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

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.

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.

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.

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 Chester Office

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - Included for identification purposes only, not to scale.

PS/SC