

4 Woodfields, Christleton, Chester, CH3 7AU

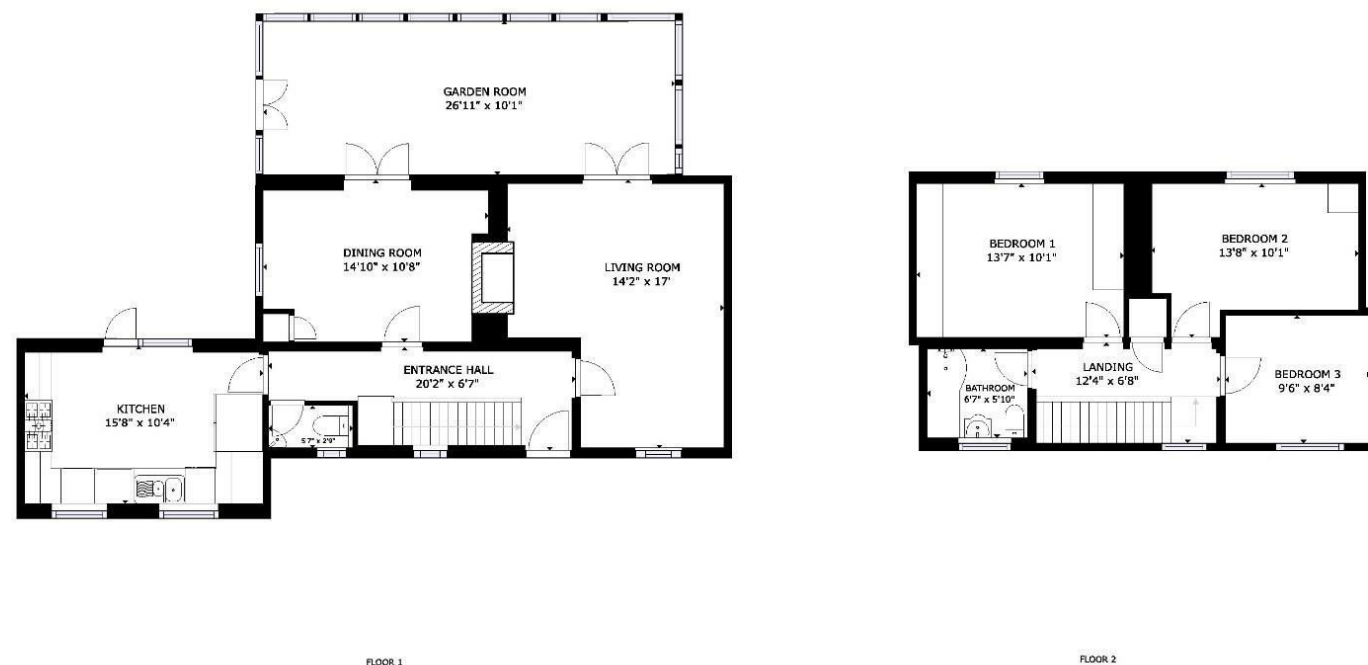
**Cavendish**  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1: 959 sq ft, FLOOR 2: 501 sq ft  
TOTAL: 1461 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**4 Woodfields**  
Christleton, Chester,  
CH3 7AU

**£400,000**

\* DESIRABLE VILLAGE LOCATION \* ELEVATED POSITION \* IDEAL FAMILY HOME. A three bedroom semi-detached house occupying an elevated position along Woodfields within the desirable village of Christleton. The accommodation briefly comprises: entrance hall, downstairs WC, living room, separate dining room, large garden room with two glazed roof lights and French doors to outside, fitted kitchen with vaulted ceiling and range style cooker, landing, three bedrooms and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. To the front there is a lawned garden enclosed by wooden fencing with a gated pathway and gravelled driveway. To the rear there is a lawned garden and Indian stone flagged patio being enclosed by wooden fencing. If you are looking for a family home in a sought after village setting then we strongly urge you to view.

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 pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

**THE ACCOMMODATION COMPRISES:****CANOPY PORCH**

With outside lantern style light and composite double glazed entrance door,

**ENTRANCE HALL**

Recessed LED ceiling spotlights, smoke alarm, built-in cupboard housing the electric meter, electrical consumer board and gas meter, double radiator. and spindled staircase to the first floor. Doors to the living room, dining room, downstairs WC and kitchen.

**DOWNSTAIRS WC**

Comprising: low level dual-flush WC; and corner wall

mounted wash hand basin with mixer tap. Part-tiled walls to dado rail height, ceiling light point, wood block flooring, and UPVC double glazed window with obscured glass.

**KITCHEN**

4.27m x 2.84m (14' x 9'4")



Fitted with a modern range of high gloss fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops and matching upstands. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Freestanding range style Flavel cooker with seven-ring gas hob, double oven, grill, pan store, glass splashback and chimney style extractor above. Space for American style fridge/freezer, plumbing and space for washing machine and dishwasher, space for tumble dryer, vaulted ceiling with exposed timber and two sets of spotlights, laminate slate effect flooring, chrome ladder style towel radiator, two UPVC double glazed windows overlooking the front, UPVC double glazed window to rear, and UPVC double glazed door to outside.





### 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

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

### LIVING ROOM

4.85m max x 4.09m max (15'11" max x 13'5" max)



Feature fireplace with electric coal-effect fire, coved ceiling, two ceiling light points, single radiator with thermostat, UPVC double glazed window overlooking the front, and UPVC double glazed French doors to the garden room.



### DINING ROOM

4.29m into recess x 2.90m (14'1" into recess x 9'6")



UPVC double glazed window to side, double radiator with thermostat, cupboard with louvre door housing a Worcester Greenstar combination condensing gas fired central heating boiler, moulded ceiling rose with ceiling light point and dimmer switch control, and UPVC double glazed French doors to the garden room.

### GARDEN ROOM

7.29m x 2.79m (23'11" x 9'2")



UPVC double glazed windows, pitched ceiling with recessed LED ceiling spotlights and two large double glazed roof lights, provision for wall mounted flat screen television, double radiator with thermostat, and UPVC double glazed French doors to the rear garden.

### DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Then take the second turning left and continue over the 'hump back' canal bridge and along Pepper Street. At the crossroads in the centre of the village, turn right passing the Ring 'O Bells pub. Follow the road through the village and along Village Road and the property will be found occupying an elevated position, close to the turning into Quarry Lane, on the right hand side.

### TENURE

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

### COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester County Council.

### AGENT'S NOTES

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

\* The property is on a water meter.

\* There is a smart meter for the gas and electric provided by British Gas.



### BEDROOM TWO

4.09m max x 2.41m plus door recess (13'5" max x 7'11" plus door recess)



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

### BEDROOM THREE

2.69m x 2.34m (8'10" x 7'8")



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

### BATHROOM

2.08m x 1.75m (6'10" x 5'9")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, wall mounted mixer shower and curved glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level WC. Fully tiled walls, ceiling light point, extractor, chrome ladder style radiator, vinyl wood effect flooring, and UPVC double glazed window with obscured glass.

### OUTSIDE FRONT

The property occupies an elevated position in the centre of the village overlooking both Village Road and Quarry Lane. To the front there is a neatly laid lawned garden enclosed by wooden boundary fencing and hedging with a gated gravelled pathway to the entrance door and a block paved seating area. To the side there is a gravelled driveway. A wooden gate from the driveway provides access to the rear garden.

### OUTSIDE REAR



To the rear there is a neatly laid lawned garden with Indian stone flagged patio being enclosed by concrete sectional wooden panelled fencing. Outside lantern style light, external power point, garden spotlighting, and large storage shed.



### LANDING

UPVC double glazed window overlooking the front, spindled balustrade, ceiling light point, smoke alarm, access to loft space, and built-in linen cupboard with slatted shelving. Doors to bedroom one, bedroom two, bedroom three and bathroom.

### BEDROOM ONE

3.96m x 2.90m (13' x 9'6")



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