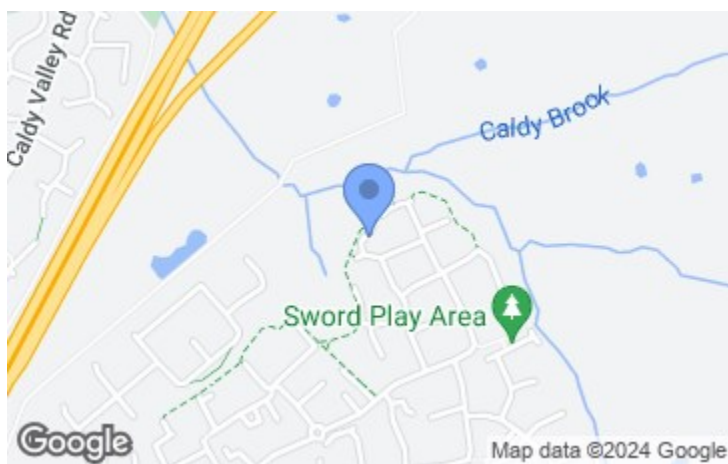
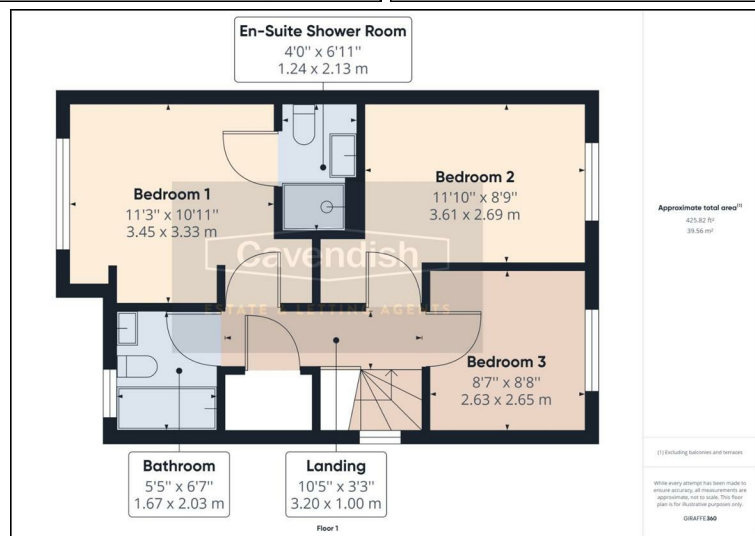
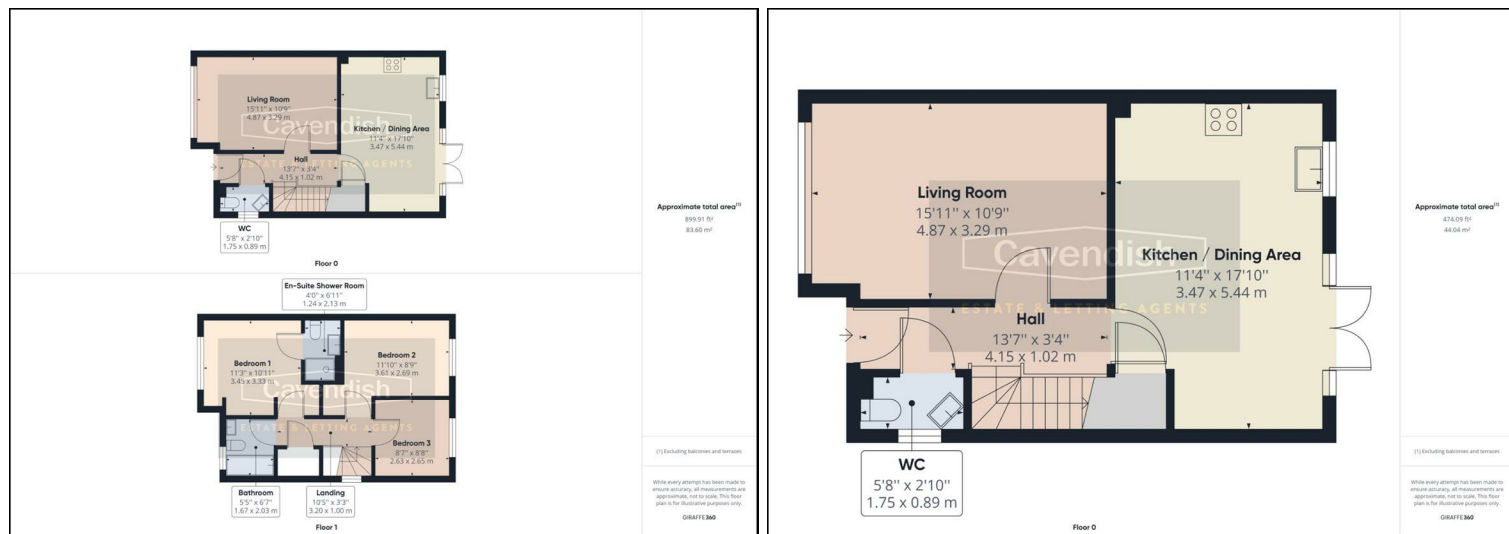


12 Duke Grove, Saughton, Chester, CH3 6FH



Energy Efficiency Rating	
Current	Potential
99	100
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	
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	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD  
Tel: 01244 404040  
Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**12 Duke Grove**  
Saughton, Chester,  
CH3 6FH

**Offers Over**  
**£325,000**

\* UNIQUE LOCATION FRONTING ONTO A PRESERVED MEADOW AT THE EDGE OF THE DEVELOPMENT \* CLOSE TO NEW HUNTINGTON COMMUNITY PRIMARY SCHOOL \* FREEHOLD. An attractive three-bedroom semi-detached house forming part of the Regent's Grange Development in Saughton. The property is the 'Letchworth' design by Redrow and forms part of The Heritage Collection of homes. The accommodation briefly comprises; open porch with pillar and lantern style light, entrance hall with spindled staircase and built-in understairs storage cupboard, downstairs WC, living room, impressive dining kitchen fitted with a comprehensive range of kitchen units incorporating integrated appliances and with French doors to outside, useful utility cupboard with provision for washing machine and space for tumble dryer, landing with cupboard housing the central heating boiler, principal bedroom with en-suite shower room, bedroom two, bedroom three and a well-appointed family bathroom. The property benefits from UPVC double glazing, gas fired central heating and has electric solar panels. Externally there is a lawned garden at the front with Laurel hedge and a tarmac driveway at the side, with parking for two cars, which leads to a detached single garage. To the rear there is a flagged patio and enclosed lawned garden with well borders and wooden edging. If you are looking for a modern low maintenance home in a popular area on the outskirts of the city then we would strongly urge you to view. EPC - Energy rating A.

**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.



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**LOCATION**

The 'Regents Grange' development in Saughton is situated close to local shops in Huntington, and there is a Sainsbury's superstore nearby in Great Boughton. There are schools for all ages in the immediate vicinity, and buses run at frequent intervals into Chester. The City centre is within a short drive and provides extensive shopping and leisure facilities. The M53 motorway and the A55 North Wales Trunk Road are both close at hand providing easy access to neighbouring industrial and commercial centres.

**APPROXIMATE DISTANCES:**

Chester City Centre - 3 miles, Chester Railway Station - 3 miles, Wrexham - 13 miles, Mold - 17 miles, Whitchurch - 19 miles, Nantwich - 20 miles, Crewe - 25 miles, Liverpool - 23 miles, Liverpool Airport - 25 miles. Warrington - 26 miles, Manchester Airport - 34 miles and Manchester - 42 miles.

(Source RAC Routeplanner)

**AGENT'S NOTE**

Please note all dimensions and floor plans are approximate and should be used for guidance only.

**PORCH**

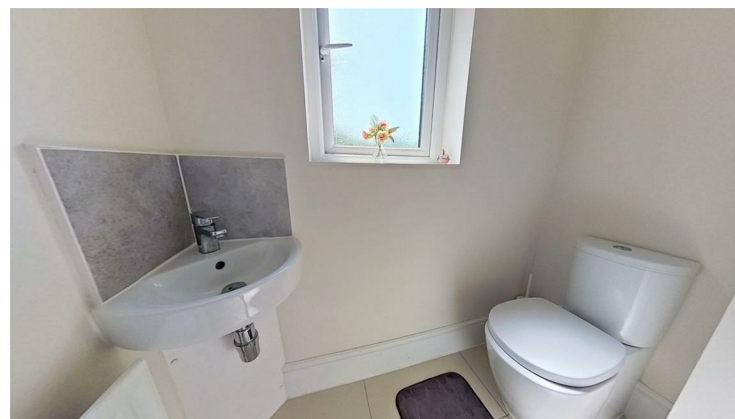
Open Porch with pillar and outside lantern style light. Composite entrance door with double glazed insert and letter box to the Entrance Hall.

**ENTRANCE HALL**

Two ceiling light points, single radiator, Hive central heating controls and spindled staircase to the first floor with oak handrail and built-in understairs storage cupboard. Doors to the Downstairs WC, Living Room and Dining Kitchen.

**DOWNSTAIRS WC**

1.75m x 0.89m (5'9" x 2'11")



Low level dual-flush WC and corner wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Tiled floor, single radiator with thermostat, ceiling light point, electrical consumer board and UPVC double glazed window with obscured glass and tiled window sill.

**LIVING ROOM**

4.83m x 3.28m (15'10" x 10'9")



UPVC double glazed window overlooking the front enjoying views across the meadow area, ceiling light point, and single radiator with thermostat.

**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.

**ANTI-MONEY LAUNDERING**

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.





### DIRECTIONS

From the Agent's Chester office proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side, which leads into Chester Road. Follow the Chester Road through Huntington and at the mini roundabout next to the Rake & Pikel turn left into Sandy Lane. Then take the turning left into Highlander Road. Follow Highlander Road and at the roundabout continue straight across. Continue into 'Regents Grange' and follow the road around to the left into Alanbrooke Road. Then take the turning left into Wellesley Crescent. Follow the road down the slight hill and at the fork, bear left. The private driveway to Duke Grove will then be found on the right hand side.

### TENURE

\* Tenure - Freehold. Purchasers should verify this through their solicitor.

### COUNCIL TAX

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

### AGENT'S NOTES

- \* Services - mains gas, electricity, water and drainage are connected.
- \* Water - the property is on a water meter.
- \* We are advised that there will be a service charge for the maintenance of the communal areas on the development.
- \* Low maintenance, UPVC fascia boards and dry verges are fitted.
- \* On the rear part of the roof there are 12 solar panels. Any excess energy is exported to the grid.
- \* The property is the Letchworth Design by Redrow Homes and was purchased new in 2017. The balance of the NHBC certificate is still available.

### VIEWING

By appointment through the Agents Chester Office 01244 404040

PS/CC

### 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

### 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.

### 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.



### DINING KITCHEN

5.44m x 3.45m (17'10" x 11'4")



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminated granite effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with Grohe chrome mixer tap. Fitted four-ring Smeg gas hob with glass splashback, extractor above and built-in Smeg electric double oven and grill. Integrated Smeg dishwasher and fridge/freezer. Under-cupboard LED spotlights, two ceiling light points, tiled effect flooring, contemporary tall radiator with thermostat, space for dining table and chairs, UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors with full height double glazed windows at each side to the rear garden.



### UTILITY CUPBOARD

Built-in utility cupboard with plumbing and space for washing machine and space for tumble dryer above.

### FIRST FLOOR LANDING

Spindled balustrade with oak handrail, UPVC double glazed window to side, single radiator with thermostat, ceiling light point, access to loft space and built-in over-stairs storage cupboard housing a Potterton Ultra combination condensing gas fired central heating boiler. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three and Bathroom.

### PRINCIPAL BEDROOM

3.43m maximum x 3.43m plus recess (11'3" maximum x 11'3" plus recess)



UPVC double glazed window overlooking the front with views across the meadow area towards countryside, single radiator, ceiling light point and Hive central heating controls. Door to En-Suite Shower Room.



**EN-SUITE SHOWER ROOM**

2.13m x 1.24m (7' x 4'1")



Comprising: tiled shower enclosure with wall mounted thermostatic mixer shower, glazed shower screen and glazed door; wall mounted wash hand basin with mixer tap and mirror; and low level dual-flush WC.

**BEDROOM TWO**

3.61m plus recess x 2.69m plus door recess (11'10" plus recess x 8'10" plus door recess)



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

**BEDROOM THREE**

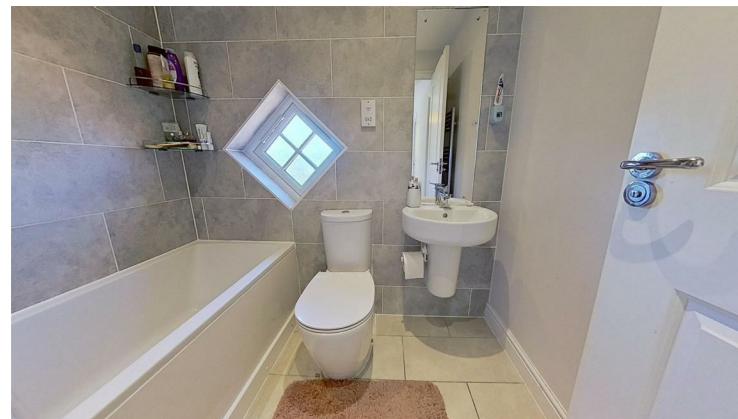
2.64m x 2.62m (8'8" x 8'7")



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

**BATHROOM**

2.03m x 1.68m (6'8" x 5'6")



Well-appointed suite in white with chrome style fittings comprising: panelled path with mixer tap, wall mounted thermostatic mixer shower and glazed shower screen; low level dual-flush WC; and wall mounted wash hand basin with mixer tap and fitted wall mirror. Wall tiling to bath and shower area, tiled floor, electric shaver point, three recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator and feature diamond shaped UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**



The property occupies a delightful position on the edge of the development, approached via a private driveway overlooking the surrounding meadow area and countryside. To the front there is an easy to maintain lawned garden with Laurel hedging and a flagged pathway. A tarmac driveway at the side leads to a detached single brick garage. External gas and electric meter cupboards to side. A wooden gate between the house and the garage provides access to the rear garden.



**SINGLE GARAGE**

5.66m x 2.95m (18'7" x 9'8")

With an up and over garage door, light, power and useful roof storage area.

**OUTSIDE REAR**



To the rear there is a flagged patio and lawned garden with borders and wooden edging. The garden is fully enclosed and enjoys a good degree of privacy. External double power point, cold water tap and outside light.

