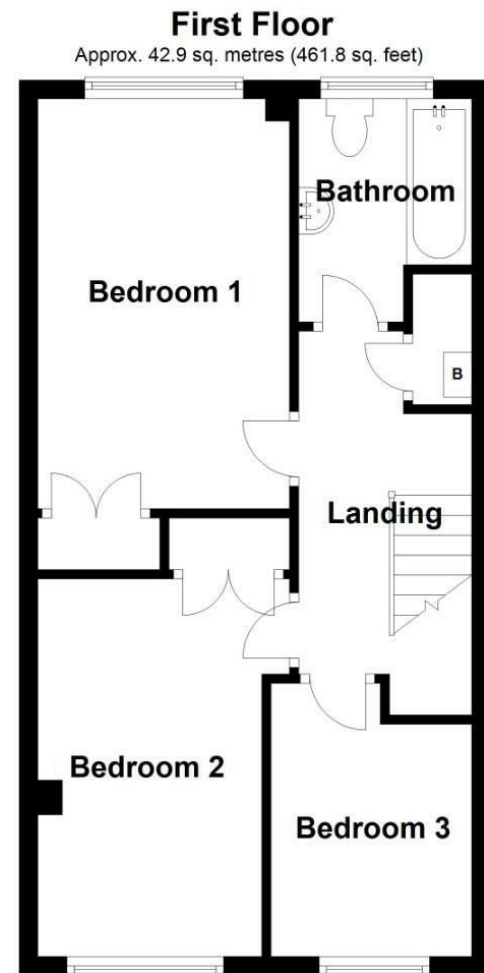
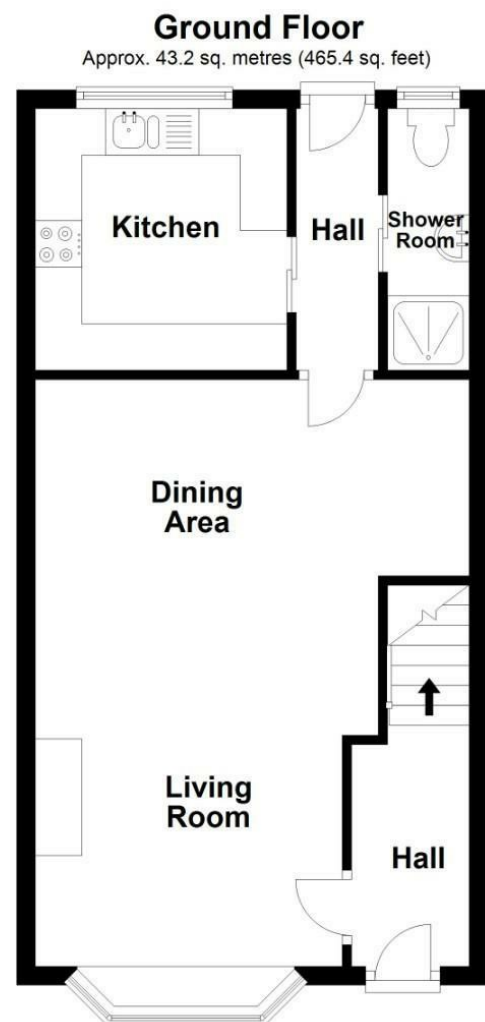


45 Eaton Mews, Handbridge, Chester, Cheshire, CH4 7EJ



Total area: approx. 86.1 sq. metres (927.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
64	83

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
58	80

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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**45 Eaton Mews**  
Handbridge, Chester, Cheshire,  
CH4 7EJ

**No Onward Chain**  
**£300,000**

\* NO ONWARD CHAIN \* CLOSE TO LOCAL AMENITIES IN HANDBRIDGE & WITHIN WALKING DISTANCE OF THE CITY \* VIEWS TOWARDS PLAYING FIELDS AT THE REAR. A modern three bedroom Georgian style townhouse forming part of a small cul-de-sac development ideally situated off Eaton Road in the popular suburb of Handbridge. The accommodation briefly comprises: entrance hall, living room/dining area, rear hall, modern fitted kitchen, downstairs shower room, landing, three bedrooms, and family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there are easy to maintain gardens to front and rear, a single garage and on street parking is available along Eaton Mews.

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.





## LOCATION



The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodie Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

## APPROXIMATE DISTANCES

Approximate Distances: Chester city centre 1 mile, Chester Business Park 2 miles, Wrexham 12 miles, Mold 14 miles, Warrington 27 miles, Liverpool 27 miles, John Lennon Airport 30 miles, Manchester Airport 39 miles and Manchester 46 miles.  
(Source RAC Route-planner)

## THE ACCOMMODATION COMPRISES:

## ENTRANCE HALL



UPVC double glazed entrance door which has been recently fitted, ceiling light point, mains connected smoke alarm, double radiator with thermostat, cupboards housing the gas meter, electric meter and electrical consumer boards, and staircase to the first floor. Door to the living room/dining area.

## LIVING ROOM/DINING AREA

6.32m max x 4.57m narrowing to 3.30m (20'9" max x 11' narrowing to 10'10")



Large open-plan living/dining area with UPVC double glazed bay window with display windowsill overlooking the front, feature cast-iron fireplace with composite stone hearth and wooden surround housing a living flame coal-effect gas fire, two double radiators, TV aerial point, telephone point, wall mounted central heating and hot water controls, and two ceiling light points. Door to the rear hall.



## REAR HALL

2.79m x 0.84m (9'2" x 2'9")

Tiled floor, ceiling light point, and UPVC double glazed door to the rear garden. Sliding doors to the kitchen and downstairs shower room.

## KITCHEN

2.77m x 2.69m (9'1" x 8'10")



Fitted with a modern range of Shaker style 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 the work surface areas. Fitted four-ring touch control ceramic electric hob fitted within the last 2 years with extractor above, and built-in electric

fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge/freezer, tiled floor, ceiling light point, and UPVC double glazed window overlooking the rear garden,

## DOWNSTAIRS SHOWER ROOM

2.77m x 0.84m (9'1" x 2'9")



White suite comprising: tiled shower enclosure with wall mounted mixer shower and glazed door; low level WC; and wall mounted wash hand basin with tiled splashback. Single radiator with thermostat, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

## LANDING

Ceiling light point, mains connected smoke alarm, access to loft space which is partially boarded with retractable wooden ladder and light, and built-in storage cupboard housing a Baxi 800 combination condensing gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three and bathroom.

## BEDROOM ONE

4.39m x 2.72m (14'5" x 8'11")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, telephone point, and built-in double wardrobe with hanging rail and shelf.

## VIEW TO REAR



## BEDROOM TWO

4.14m x 2.39m (13'7" x 7'10")



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and built-in wardrobe with hanging rail and shelf.

## BEDROOM THREE

3.02m max x 2.08m (9'11" max x 6'10")

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

## BATHROOM

2.36m max x 1.75m (7'9" max x 5'9")



Modern white suite with chrome style fittings comprising: panelled bath with Mira electric shower over and glazed shower screen; low level dual-flush WC; and pedestal wash hand basin with tiled splashback. Wall tiling to bath and shower area, double radiator with thermostat, vinyl flooring, ceiling light point, and UPVC double glazed window with obscured glass.

## OUTSIDE FRONT



To the front there is a small lawned garden with shrubbery and flagged pathway. Outside sensor lantern style light. There is on street parking available within Eaton Mews and a garage located separately within Eaton Mews.

## OUTSIDE REAR



To the rear there is a delightful courtyard style garden with decorative stone and paving being enclosed by wooden fencing. Outside sensor spotlight and timber built garden shed. Pedestrian access is available to the rear. The rear garden enjoys a good degree of privacy and a south westerly aspect.

## SINGLE GARAGE



Single garage with an up and over garage door located in a block of garages within Eaton Mews.

## DIRECTIONS

From the Agent's Chester office proceed left towards the traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge, past the service station and at the fork in the road bear left into Eaton Road. Follow Eaton Road and take the first turning right in Eaton Mews. The property will then be found towards after some distance on the left hand side.

## TENURE

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

## COUNCIL TAX

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

## AGENTS NOTES

\* We understand that mains gas, electricity, water and drainage are connected.  
\* The boiler has been fitted within the last 4 years.  
\* The roof on the property was re-done in 2020

## 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