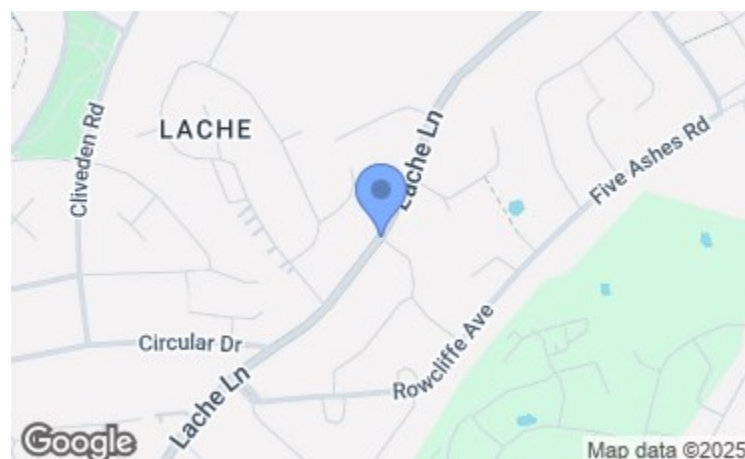


Total area: approx. 224.3 sq. metres (2414.9 sq. feet)



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

Current Energy Rating: 41
Potential Energy Rating: 79

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

Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



94 Lache Lane
Chester,
CH4 7LS

£800,000

* SIX BEDROOM CONTEMPORARY HOME * LOCATED ALONG LACHE LANE. An attractive six bedroom detached house located along a desirable road close to the city, which has been skilfully extended to create a large family sized home. The accommodation briefly comprises: open porch, a large reception hall, downstairs WC, living room, study, an impressive open-plan dining kitchen/family room featuring two sets of bi-folding doors to the garden, a large utility/boot room with Belfast style sink, two landings, principal bedroom with fitted bedroom furniture and en-suite shower room, bedroom two, bedroom three, bedroom four, bedroom five, bedroom six/office, shower room and family bathroom. The property benefits from double glazed windows and has gas fired central heating. Externally there is an easy to maintain garden border at the front with a gravelled driveway leading to a larger than average single garage. To the rear the garden has been landscaped with slate paved patio areas, a neatly laid lawn and sunken trampoline.

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.



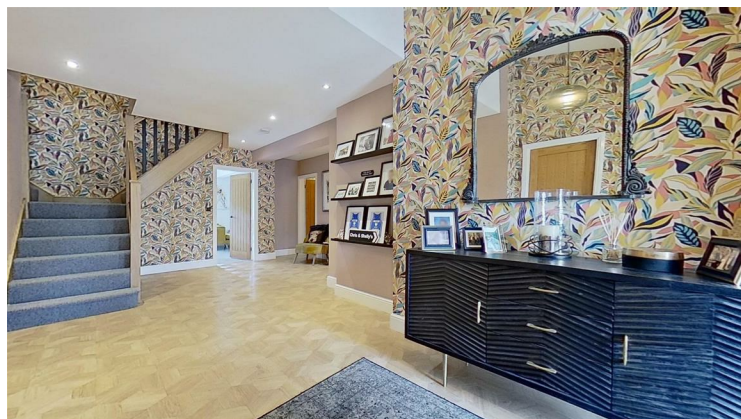
LOCATION

The property is located in a popular residential location, with local amenities nearby including a good range of shops in Westminster Park and neighbouring Handbridge, together with the extensive facilities offered by the City Centre. There are local primary schools, Queen's Park High School and the Catholic High School in Handbridge and the renowned King's and Queen's Independent Schools within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. The Business Park is within a few minutes' drive, together with the A55 expressway which links into the motorway network.

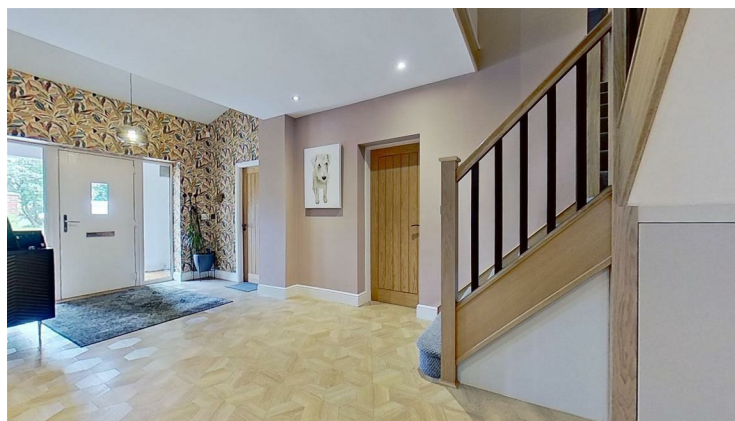
THE ACCOMMODATION COMPRISES:**OPEN PORCH**

2.95m x 1.35m (9'8" x 4'5")

Composite double glazed entrance door with double glazed side windows to the reception hall.

RECEPTION HALL

Large reception hallway with recessed LED ceiling spotlights, ceiling light point, mains connected smoke alarm, burglar alarm control pad, digital thermostatic heating controls, vinyl wood effect flooring, and spindled staircase to two first floor landings with built-in understairs storage cupboard. Doors to the living room, dining kitchen/family room, utility room, study and downstairs WC. Personal door to the garage.

**DOWNSTAIRS WC**

2.29m x 0.84m (7'6" x 2'9")

Comprising: low level dual-flush WC with concealed cistern, and recess with wooden worktop, wash hand basin and wall mounted mixer tap. Part-tiled walls, vinyl wood effect floor, ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

LIVING ROOM

5.05m x 3.63m (16'7" x 11'11")



UPVC double glazed window overlooking the front and PVC double glazed window to the side, contemporary radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, and vinyl wood effect flooring.

STUDY

2.29m x 2.26m (7'6" x 7'5")

Fitted desktop and wall shelving, contemporary radiator with thermostat, ceiling light point, vinyl wood effect flooring, and UPVC double glazed window to side.

KITCHEN/DINING/FAMILY ROOM

10.74m x 3.56m narrowing to 3.30m (35'3" x 11'8" narrowing to 10'10")

A large open-plan room extending the full width of the house

AGENT'S NOTES

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

* The property has gas fired central heating with underfloor heating in the reception hall and the dining kitchen/family room

* The property benefits from a burglar alarm system.

TENURE

* Tenure - Understood to be Freehold, subject to verification.

Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band E - 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

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

dual-flush WC. Fully tiled walls, tiled floor, recessed ceiling spotlights, extractor, ladder style towel radiator, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there are easy to maintain barked garden areas with specimen shrubs and trees being enclosed by brick walling and wooden fencing. A gravelled driveway leads to a larger than average single garage. Contemporary outside lighting. A gated pathway to the left hand side of the property, with useful bin storage area, provides access to the rear garden. Outside water tap and outside light.

GARAGE

4.85m x 3.73m (15'11" x 12'3")

Remote controlled electronic up and over sectional door, electric meter, electrical consumer board, fluorescent strip light, wall mounted Worcester Greenstar RI condensing gas fired central heating boiler, pressurised hot water cylinder, power, and personal door to the reception hall.

OUTSIDE REAR



To the rear the garden has been attractively landscaped and ideal for outdoor living with a neatly laid lawned garden, split-level slate paved patio areas with a wooden pergola, and raised beds with wooden sleeper edging, being enclosed by wooden fencing with laurel trees. Sunken trampoline, timber built garden shed, external double power point, and exterior lighting. To the right hand side of the house there is also a further garden area with artificial grass.



DIRECTIONS

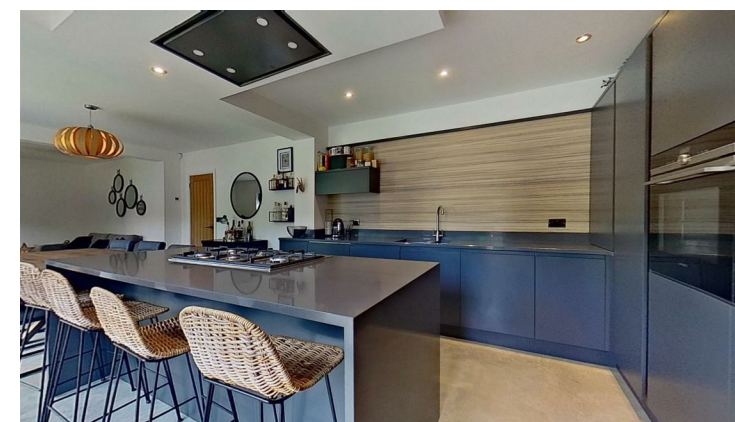
From Chester City Centre proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit into Lache Lane. Follow Lache Lane, passing the turnings for Lache Park Avenue and Cranford Court. The property will then be found after a short distance on the right hand side.

featuring a polished concrete floor and two sets of bi-folding doors to the garden.

KITCHEN AREA



Fitted with a contemporary range of dark grey fronted units with quartz worktop and matching upstand. Inset one and half bowl stainless steel sink unit and mixer tap with drainer grooved into the worktop. Matching island unit with drawers, cupboards and quartz worktop incorporating a breakfast bar with fitted five-ring gas hob and ceiling mounted extractor. Built-in Siemens electric fan assisted oven and grill, integrated combination microwave oven, warming drawer, dishwasher and fridge, recessed ceiling spotlights, and double glazed bi-folding doors to the garden.



DINING AREA



Ceiling light point, space for dining table and chairs, and double glazed bi-folding doors to the rear garden.

FAMILY ROOM



Ceiling light point, TV aerial point, telephone point, and UPVC double glazed window.

UTILITY ROOM

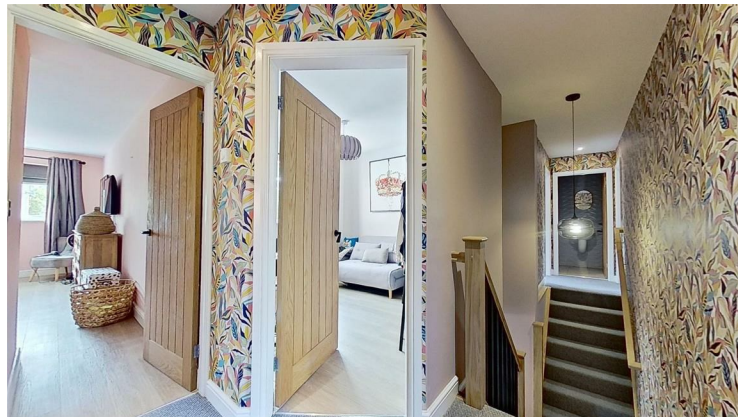
3.63m x 3.20m (11'11" x 10'6")



Fitted with a matching range of base cupboards with laminated wood effect worktops and a corner one and half bowl composite

sink unit with drainer and chrome mixer tap. Belfast style sink unit with extendable chrome mixer tap. Integrated fridge/freezer, plumbing and space for washing machine, wall tiling to work surface areas, recessed LED ceiling spotlights, vinyl wood effect flooring, UPVC double glazed window with obscured glass, and composite double glazed door to outside.

PRIMARY LANDING



Recessed LED ceiling spotlights, mains connected smoke alarm, and access to loft space with retractable wooden ladder. Doors to the principal bedroom, bedroom two, bedroom three and home office/bedroom six and family bathroom.

SECONDARY LANDING

Recessed ceiling spotlight. Doors to bedroom four, bedroom five and shower room.

PRINCIPAL BEDROOM

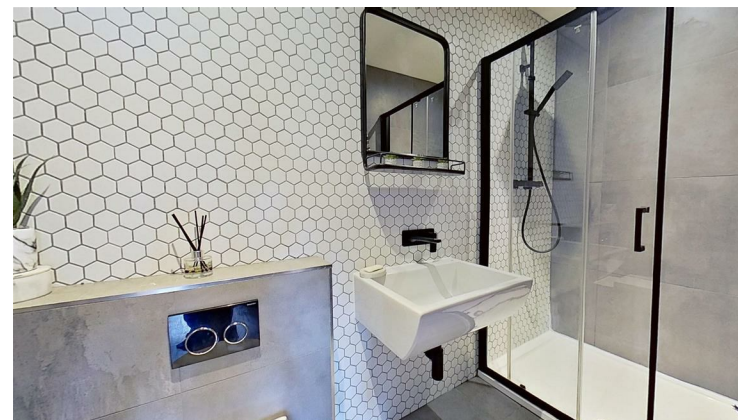
4.47m plus door recess x 3.61m (14'8" plus door recess x 11'10")



Fitted with a range of bedroom furniture incorporating full height corner wardrobe with hanging space and shelving. UPVC double glazed window overlooking the front, ceiling light point, provision for wall mounted flat screen television, and vinyl wood effect flooring. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.69m x 1.19m (8'10" x 3'11")



Well appointed suite in white with contemporary black fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; large wash hand basin with wall mounted mixer tap; and low level dual-flush WC with concealed cistern. Fully tiled walls, two recessed LED ceiling spotlights, extractor, tiled floor, and ladder style towel radiator.

BEDROOM TWO

3.66m x 3.28m (12' x 10'9")

Full height fitted triple wardrobe with hanging space and shelving, ceiling light point, contemporary double radiator with thermostat, provision for wall mounted flat screen television, and UPVC double glazed window overlooking the rear.

BEDROOM THREE

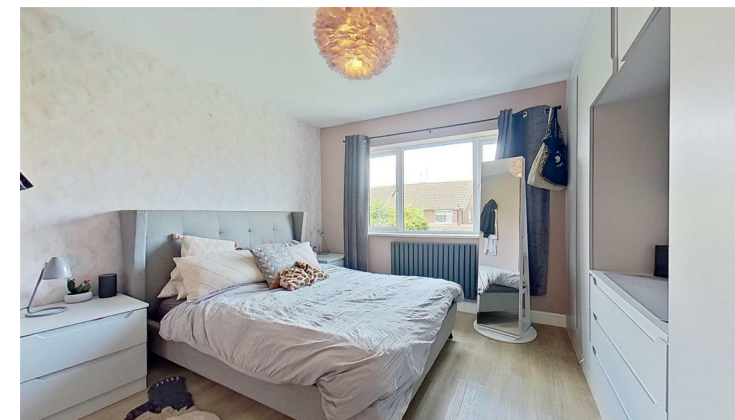
3.61m x 3.33m (11'10" x 10'11")



Full height triple fitted wardrobe with sliding doors having hanging space and shelving, ceiling light point, contemporary double radiator with thermostat, vinyl wood effect flooring, and UPVC double glazed window overlooking the rear.

BEDROOM FOUR

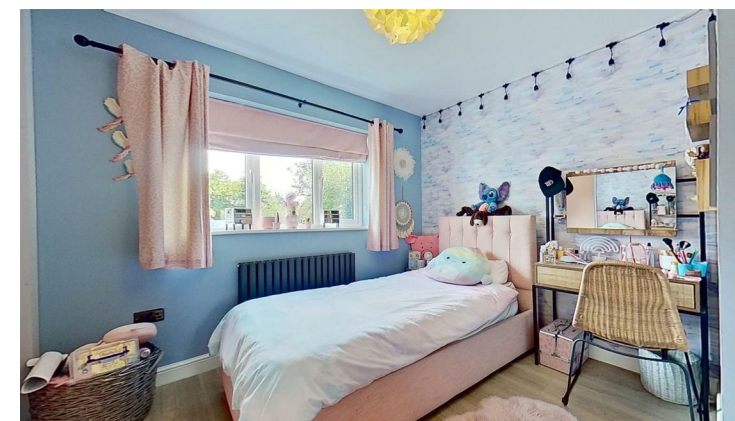
3.63m max x 3.63m (11'11" max x 11'11")



Fitted with a modern range of bedroom furniture incorporating a double wardrobe and single wardrobe with chest of drawers and storage cupboards above, and a dressing table with cupboard to side. Provision for wall mounted flat screen television, ceiling light point, vinyl wood effect flooring, contemporary double radiator with thermostat, and UPVC double glazed window overlooking the rear.

BEDROOM FIVE

3.63m into wardrobe x 3.23m (11'11" into wardrobe x 10'7")



Full height fitted triple wardrobe to the length of one wall with three sliding doors having hanging space, shelving and provision for wall mounted flat screen television. Ceiling light point, vinyl wood effect flooring, contemporary double radiator with thermostat, and UPVC double glazed window overlooking the front.

HOME OFFICE/BEDROOM SIX

3.07m max x 2.97m (10'1" max x 9'9")



UPVC double glazed window overlooking the front, ceiling light point, contemporary double radiator with thermostat, vinyl wood effect flooring, and provision for wall mounted flat screen television.

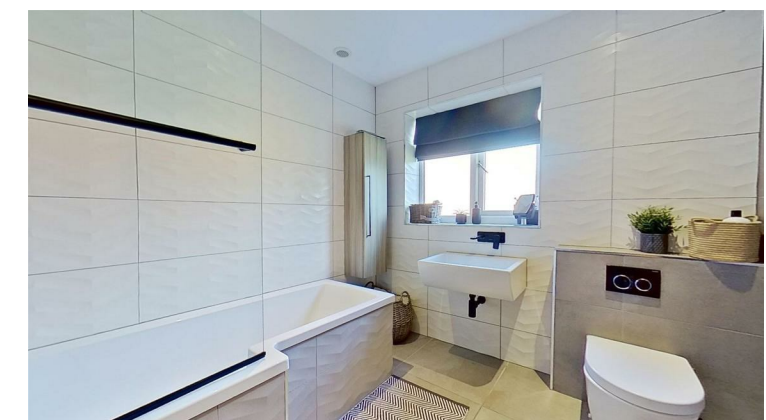
SHOWER ROOM

2.39m x 1.27m max (7'10" x 4'2" max)

Well appointed suite in white with contemporary black fittings comprising: tiled shower enclosure with wall mounted mixer shower, extendable shower attachment, canopy style rain shower head, glazed shower screen and glazed door; wall hung wash hand basin with mixer tap; and low level dual-flush WC with concealed cistern. Fully tiled walls, electric shaver point, recessed LED ceiling spotlights, tiled floor, and extractor.

FAMILY BATHROOM

2.34m x 2.31m (7'8" x 7'7")



Well appointed suite in white with contemporary black fittings comprising: shower bath with wall mounted mixer shower, canopy style rain shower head and glazed shower screen; large wall hung wash hand basin with wall mounted mixer tap; and low level