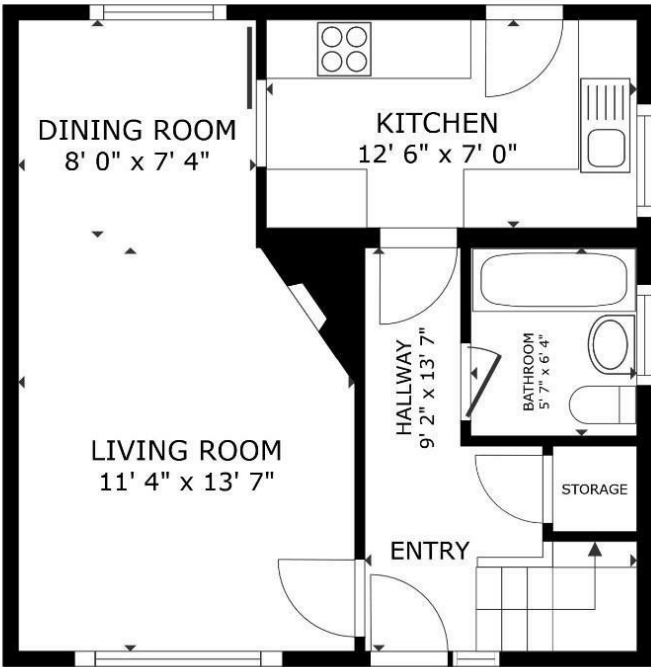
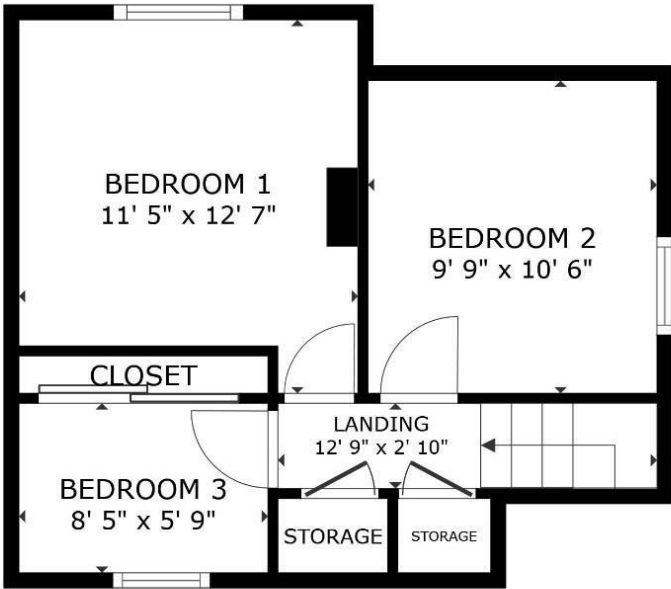


68 Mannings Lane South, Hoole, Chester, CH2 3RT

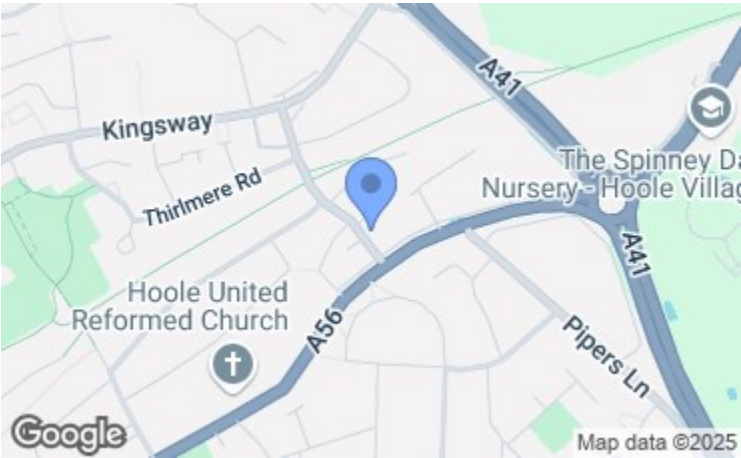


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 443 sq.ft. FLOOR 2 364 sq.ft.  
TOTAL : 806 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
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	



68 Mannings Lane South  
Hoole, Chester,  
CH2 3RT

Plus VAT  
£310,000

\* POPULAR AREA CLOSE TO HOOLE \* DRIVEWAY PARKING & GARAGE. A well presented three bedroom, semi-detached dormer style property conveniently situated just off Hoole Road within the popular suburb of Hoole. The accommodation briefly comprises: entrance hallway, living room with feature fireplace and dining area, modern fitted kitchen with integrated cooking appliances, well appointed bathroom with shower bath, landing with linen cupboard and storage cupboard, and three bedrooms, each with fitted wardrobes. The property benefits from uPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with a flagged driveway at the side and double opening wooden gates leading to a single garage. To the rear there is a delightful lawned garden with Indian stone flagged patio and stocked borders being enclosed by fencing.



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LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Co op Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area. The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within easy reach as is the main line railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



uPVC double glazed entrance door with double glazed side panel, double glazed side window, ceiling light point, smoke alarm, thermostatic heating controls, double radiator, laminate wood strip flooring and turned staircase to the first floor with built-in under-stairs storage cupboard housing the electric meter, consumer board and gas meter. Doors to the living room/dining area, kitchen and bathroom.



LIVING ROOM/DINING AREA

6.32m x 3.30m narrowing to 2.39m (20'9" x 10'10" narrowing to 7'10")



LIVING ROOM



Feature stone fireplace and hearth housing a 'living flame' coal-effect gas fire with chrome frame surround, coved ceiling, ceiling light point, double radiator with thermostat, laminate wood strip flooring, TV aerial point and uPVC double glazed leaded window overlooking the front



boiler has been annually serviced.

\* The 'living flame' coal-effect gas fire in the living room has also been annually serviced.

\* The property is on a water meter.

\* There is a Smart meter for gas and electric provided by Octopus Energy.

#### 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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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/SC

#### DINING AREA



Coved ceiling, ceiling light point, laminate wood strip flooring, double radiator with thermostat and uPVC double glazed bay window with display windowsill overlooking the rear garden. Sliding door to the Kitchen.

#### KITCHEN

3.71m x 2.11m (12'2" x 6'11")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap, fitted four ring touch control electric ceramic hob with extractor above and built-in electric oven and grill, plumbing and space for washing machine, space for tumble dryer, space for fridge, wall mounted Logic Plus combination condensing gas fired central heating boiler. Wall tiling to work surface areas, tiled floor, ceiling light point, two uPVC double glazed windows overlooking the side and rear and uPVC double glazed door to outside.



#### BATHROOM

1.85m x 1.63m (6'1" x 5'4")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, electric shower over and curved glazed shower screen; pedestal wash hand basin with mixer tap; and low level-dual flush WC. Fully tiled walls with a decorative border tile, panelled ceiling with ceiling light point, extractor, double radiator with thermostat, tiled floor, mirror fronted medicine cabinet with pelmet and downlights, and uPVC double glazed window with obscured glass.

#### FIRST FLOOR LANDING

uPVC double glazed window on half landing, ceiling light point, smoke alarm, built-in storage cupboard and built-in linen cupboard with slatted shelving. Doors to bedroom one, bedroom two and bedroom three.



### BEDROOM 1

3.20m x 3.00m plus recess (10'6" x 9'10" plus recess)



Full height fitted wardrobe with two sliding mirrored doors having hanging space and shelving, ceiling light point, single radiator with thermostat and uPVC double glazed window overlooking the rear garden.

### BEDROOM 2

3.10m x 2.77m (10'2" x 9'1")



uPVC double glazed window to side, fitted wardrobe with two sliding mirrored doors having hanging space and shelving, single radiator with thermostat, ceiling light point and built-in eaves storage cupboard.

### BEDROOM 3

2.34m x 2.16m into wardrobe (7'8" x 7'1" into wardrobe)



uPVC double glazed window overlooking the front, fitted wardrobe with two sliding doors having hanging space and shelving, ceiling light point and single radiator.

### OUTSIDE FRONT

To the front of the property there is a lawned garden with shrub border being enclosed by a boundary hedge and wooden picket fencing. A flagged driveway at the side with double opening wooden gates leads to a further driveway which leads to a single garage. Outside lantern style light. Wooden trellising with wrought iron gate between the garage and the property provide access to the rear garden.

### SIDE DRIVEWAY



### SINGLE GARAGE



Concrete sectional single garage with an up and over garage door.

### OUTSIDE REAR



To the rear there is an Indian stone flagged patio and square shaped lawn with brick edging and stocked borders being enclosed by concrete sectional wooden panel fencing. Outside water tap, and outside light to side.



### DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge onto Hoole Road. Follow the Hoole Road (A56) past the turnings for Newton Lane, Knowsley Road and Fairfield Road. Then take the turning left into Mannings Lane South and the property can be found after a short distance on the right hand side.

### TENURE

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

### COUNCIL TAX

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

### AGENT'S NOTES

\* Mains gas, electricity, water and drainage are connected.  
\* Low maintenance uPVC fascia boards and soffits have been fitted.  
\* uPVC double glazed windows and doors.  
\* Gas fired central heating with an Ideal Logic Plus combination condensing gas fired central heating boiler. The