

34 Alyndale Road, Saltney, Chester, CH4 8UQ

Cavendish
ESTATE AGENTS

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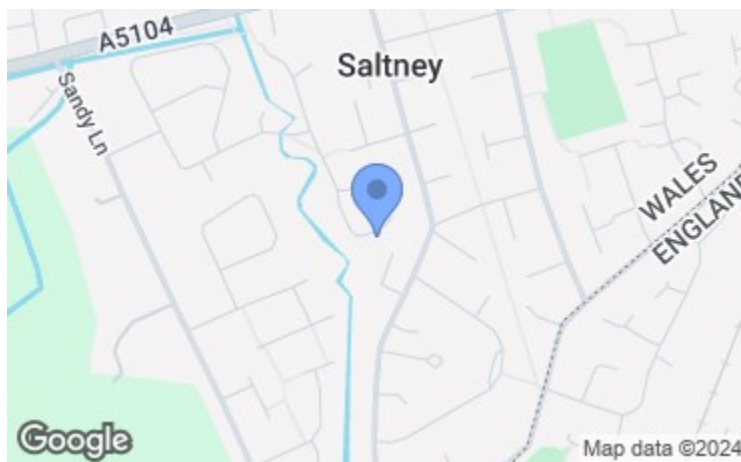


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 850 sq. ft. FLOOR 2: 491 sq. ft.
TOTAL: 1,341 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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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£260,000

* LARGER THAN AVERAGE REAR GARDEN * EXTENDED TO REAR & GARAGE CONVERTED. A three bedroom semi-detached house occupying a generous size plot along Alyndale Road in Saltney. The accommodation briefly comprises: porch, downstairs WC, entrance hall, living room with archway to sitting area enjoying sliding patio doors to the garden, kitchen/breakfast room, dining room, landing with built-in cupboard, three bedrooms and spacious bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combination condensing boiler. Externally there is an easy to maintain gravelled garden at the front with shrubbery and a gated driveway. To the rear there is a good sized lawned garden with brick edging, gravelled borders and Indian stone flagged patio which is fully enclosed by fencing and hedging with mature shrubs and trees.

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 property is conveniently situated close to local shops in Saltney, including a Morrison's and Asda supermarket. Schools for all ages are available in the immediate vicinity and there are frequent bus services to Chester, Broughton and Mold. The A55 Expressway is within a few minutes' drive, facilitating daily travel to North Wales and neighbouring areas of commerce and industry.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

UPVC double glazed entrance door with UPVC double glazed leaded side panel and letterbox, and recessed mat well, Door to downstairs WC, and opening to the entrance hall.

DOWNSTAIRS WC

1.47m x 0.79m (4'10" x 2'7")



Comprising: low level WC; and wall mounted wash hand basin with tiled splashback. Ceiling light point, vinyl wood effect flooring, and UPVC double glazed window with obscured glass.

ENTRANCE HALL



Ceiling light point, smoke alarm, single radiator with thermostat, built-in cupboard. and turned spindled staircase to the first floor. Glazed door to the living room.

LIVING ROOM

4.95m x 3.07m (16'3" x 10'1")



Coved ceiling with two ceiling light points, and double radiator. Archway opening to sitting area and glazed door to breakfast kitchen.

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



DIRECTIONS

From the agent's Chester office proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit into Hough Green. Follow Hough Green towards Saltney and under the railway bridge into High Street, which leads into Chester Road. Shortly before the pedestrian footbridge turn left into Sandy Lane. Follow Sandy Lane and take first turning left into Carlton Avenue and at the T junction turn right into Norton Avenue. At the next T junction turn right into Alyndale Road and at the fork, bear right. Continue around the corner and the property will then be observed on the right hand side.

TENURE

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

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * Low maintenance UPVC fascia boards, soffits, dry verges and guttering have been fitted.

COUNCIL TAX

* Flintshire County Council - Tax Band D.

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.

SITTING AREA

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



Double glazed sliding patio doors to the rear garden, coved ceiling, ceiling light point, and single radiator with thermostat.

BREAKFAST KITCHEN

6.45m x 2.46m overall (21'2" x 8'1" overall)



Fitted with a range of white fronted units incorporating drawers, cupboards and glazed cabinets with laminated worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas. Space for range style cooker, plumbing and space for washing machine and dishwasher, two UPVC double glazed windows, two ceiling light points, single radiator with thermostat, tiled floor, space for breakfast table and chairs, and UPVC double glazed door to outside. Archway opening to lobby.



LOBBY

2.41m x 0.76m (7'11" x 2'6")

Tiled floor, ceiling light point, fitted shelving, and space for tall fridge/freezer. Glazed door to dining room.

DINING ROOM

3.99m x 2.34m (13'1" x 7'8")



UPVC double glazed French doors to the front with fitted blinds and UPVC double glazed side windows with fitted blinds, ceiling light point, two wall light points, single radiator, and oak wood strip flooring.

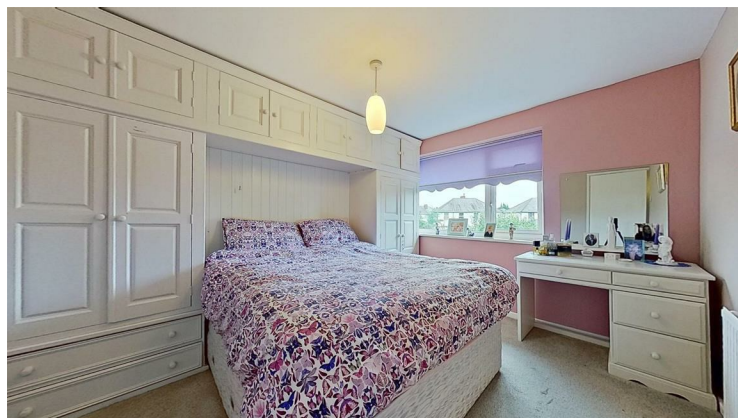
FIRST FLOOR LANDING



Ceiling light point, smoke alarm, thermostatic heating controls, access to loft space with retractable aluminium ladder, UPVC double glazed window with obscured glass, and built-in cupboard housing a Worcester combination condensing gas fired central heating boiler with slatted shelving. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.53m x 3.00m (11'7" x 9'10")



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

BEDROOM TWO

3.53m x 2.51m (11'7" x 8'3")



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

BEDROOM THREE

4.09m x 2.06m to front of cupboard (13'5" x 6'9" to front of cupboard)



UPVC double glazed window overlooking the front, ceiling light point with dimmer switch control, single radiator with thermostat, built-in over stairs storage cupboard with louvred doors, and built-in single wardrobe with hanging space and shelving and louvred door.

BATHROOM

2.84m x 2.49m overall (9'4" x 8'2" overall)



Coloured suite comprising: panelled bath with mixer tap, wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Fully tiled to bath and shower area, ceiling light point, extractor, ladder style towel radiator, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front the garden has been designed for ease of maintenance with decorative stone, shrubbery and a gated driveway. A metal gate at the side provides access to the rear garden. External gas and electric meter cupboards to side.



OUTSIDE REAR



To the rear the garden is of a generous size and laid mainly to lawn with brick edging, Indian stone flagged patio and crushed slate borders with shrubbery and trees. The garden is fully enclosed and enjoys a good degree of privacy. Timber framed summerhouse, and outside light.