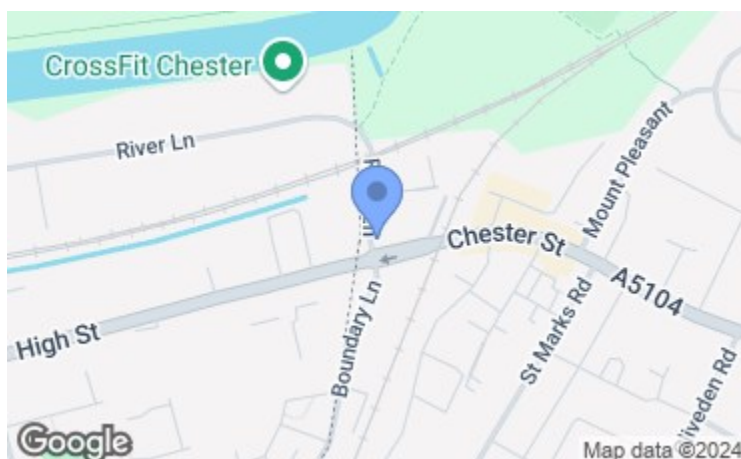




Total area: approx. 98.8 sq. metres (1063.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		89	(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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**2 River Lane Mews**  
Saltney, Chester,  
CH4 8FG

**Guide Price**  
**£250,000**

\* SMALL DEVELOPMENT OF JUST FOUR HOUSES SET BACK FROM RIVER LANE IN SALTNEY \* NO ONWARD CHAIN \* A modern three bedroom semi detached house conveniently situated close to a wide range of local amenities in Saltney and within easy reach of the city centre. The accommodation briefly comprises; entrance hall, living room, impressive open-plan dining kitchen with integrated appliances and bi-folding doors to the rear garden, useful utility/WC, first floor landing, bedroom two, bedroom three, family bathroom and on the second floor there is a principal bedroom suite with built-in storage cupboard, two further eaves storage areas and an en-suite shower room. River Lane Mews is approached via a walkway from River Lane. There is a crushed slate area at the front and communal gardens with bin storage area. To the rear there is an enclosed lawned garden and Indian stone flagged patio with pedestrian access gate, outside light and cold water tap. if you are looking for a modern house, which is ready to move into, then we would urge you to view.

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 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. River Lane Mews comprises of just four houses conveniently situated set back from River Lane in Saltney.

**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**



Composite entrance door with double glazed insert, double glazed roof light, electrical consumer board, ceiling light point, double radiator with thermostat, mains connected

smoke alarm, and staircase to first floor. Oak panelled door to living room.



**LIVING ROOM**

4.47m x 3.00m max (14'8" x 9'10" max)



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, telephone master socket, and built-in understairs storage cupboard. Oak panelled door to kitchen/dining area.

**OUTSIDE FRONT**

River Lane Mews is approached via a block paved walkway. To the front there is a shared communal garden area with screened bin storage. Contemporary outside light, external gas and electric meter cupboards.

**OUTSIDE REAR**



To the rear there is an enclosed garden with Indian stone flagged patio and lawn. Pedestrian access is available to the side, Outside water tap and outside lantern style light.



**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 into Saltney and under the railway bridge. At the traffic lights

turn right into River Lane. River Lane Mews will then be found set back on the left hand side.

**COUNCIL TAX**

\* Council Tax Band D - Flintshire County Council.

**TENURE**

\* Tenure - Believed to be Freehold. Purchasers should verify this through their solicitors.

**AGENT'S NOTES**

- \* Services - we understand that mains gas, water, electricity and drainage are connected.
- \* The property is on a water meter.
- \* The property was purchased new in 2019.
- \* There is a fire sprinkler system installed.

**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.

**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



effect worktops and matching upstands. Inset one and half bowl stainless steel sink unit and drainer with extendable mixer tap. Fitted four-ring electric touch control ceramic hob with extractor above and tiled splash-back. Built-in Hotpoint electric fan assisted oven and grill, Hotpoint dishwasher, and fridge/freezer. Two double radiators with thermostats, tiled wood effect flooring, double glazed roof light, wall light point, recessed LED ceiling spotlights, mains connected heat alarm, ample space for dining table and chairs, and aluminium framed double glazed bi folding doors to the rear garden. Oak panelled door to utility/WC.



**KITCHEN/DINING AREA**  
4.19m extending to 5.66m x 3.96m (13'9" extending to 18'7" x 13')

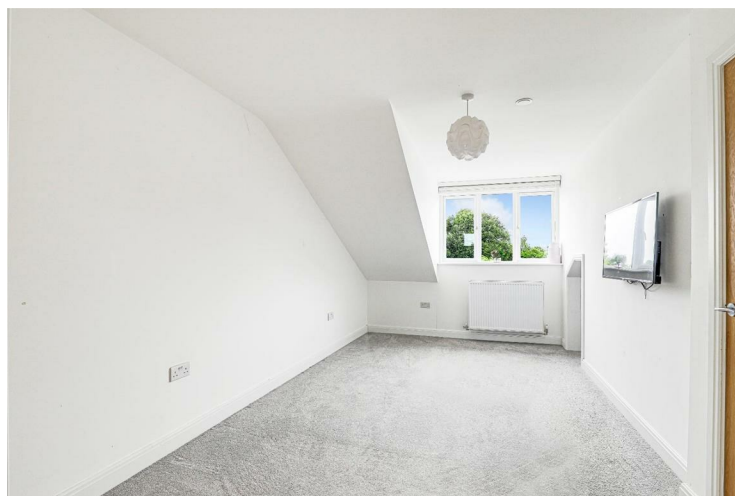


Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminate granite



**SECOND FLOOR**  
Ceiling light point, mains connected smoke alarm. Oak panelled door to bedroom one.

**BEDROOM ONE**  
4.98m x 2.87m max (16'4" x 9'5" max)



**EN-SUITE SHOWER ROOM**  
1.98m x 1.70m (6'6" x 5'7")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Bristan thermostatic mixer shower, glazed shower screen and folding glazed door; wash hand basin with mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, recessed LED ceiling spotlights, extractor, tiled wood effect flooring, chrome ladder style towel radiator, and two UPVC double glazed windows to rear.

UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, provision for wall mounted flat screen television, access to two useful eaves storage areas, and built-in storage cupboard with double power point. Oak panelled door to en-suite shower room.



beneath. Cupboard with provision for washing machine, ceiling light point, extractor, wall mounted Ideal Logic Plus Combi C30 gas fired central heating boiler, single radiator with thermostat, tiled wood effect flooring, and double glazed window with obscured glass,

**FIRST FLOOR LANDING**



Spindle balustrade, wall light point, ceiling light point, mains connected smoke alarm, single radiator with thermostat, and staircase to the second floor. Oak panelled doors to bedroom two, bedroom three and bathroom.

**BEDROOM TWO**

3.91m x 2.69m (12'10" x 8'10")



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



**UTILITY/WC**

1.88m x 1.32m (6'2" x 4'4")



Comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard

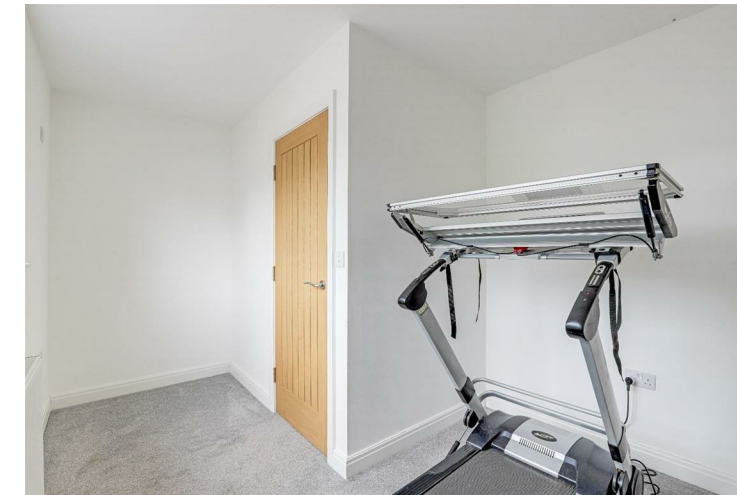


**BEDROOM THREE**

3.96m narrowing to 1.93m x 2.57m max (13' narrowing to 6'4" x 8'5" max)



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



**BATHROOM**



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment and glazed shower screen; low level dual-flush WC with concealed cistern; wash hand basin with mixer tap and storage cupboard beneath. Part-tiled walls, tiled wood effect flooring, double radiator with thermostat, ceiling light point, extractor, and UPVC double glazed window with obscured glass.