

Hafod Cottage Church Road, Saughall, Chester, CH1 6EN



Cavendish
 ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
England & Wales		EU Directive 2002/91/EC	

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£265,000

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.

* CHARACTER COTTAGE * CENTRAL VILLAGE LOCATION * LARGER THAN AVERAGE REAR GARDEN WITH PARKING AND SUMMERHOUSE. A well presented two bedroom semi-detached cottage occupying an elevated position centrally located within the popular village of Saughall. The accommodation briefly comprises: living room with two exposed beams and decorative fireplace housing a cast-iron log effect gas stove, dining area/sitting area which is open-plan to the kitchen, utility room, downstairs shower room, first floor landing, bedroom one with two windows overlooking the front and a useful built-in store cupboard, bedroom two and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating with a Worcester combination boiler. Externally there is a lawned garden at the front enclosed by brick walling with a gated pathway. A shared driveway at the side with five-bar wooden gate providing access to a concrete parking area at the rear. The rear garden is of a generous size and laid mainly to lawn with shrubbery and garden shed. At the top of the garden there is a secluded area with an ornamental pond, lawn, decorative stone and summerhouse. If you re looking for a character cottage in a popular village location then we would strongly urge you to view.



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LOCATION



The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers 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 Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.



THE ACCOMMODATION COMPRISES:

LIVING ROOM

4.29m x 4.17m plus recess (14'1" x 13'8" plus recess)



UPVC entrance door with double glazed insert, UPVC double glazed window overlooking the front, two exposed beams, ceiling light point, four wall light points, decorative chimney breast with brick-lined fireplace and hearth housing a cast-iron log effect gas burner, and staircase to the first floor with useful built-in understairs storage cupboard. Steps with latch lever cottage style door to the kitchen/dining/sitting area.



SUMMER HOUSE

3.48m x 2.26m (11'5" x 7'5")



Vaulted ceiling, double power point, vinyl wood effect flooring, UPVC double glazed double opening French doors and UPVC double glazed window to side.

GARDEN SHED

Divided into a small workshop (7'8" x 5'8") and a home office (7'8" x 5'6") with two windows and power.

DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall into Long Lane. Continue into the village, which leads into Church Road. Follow the road and the property will then be found on the left hand side.

TENURE

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

COUNCIL TAX

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

AGENT'S NOTES

- * Services - mains gas, electricity, water and drainage are connected.
- * The property is on water rates.
- * Personal Interest: In accordance with the provisions of The Estate Agents Act 1979 as amended you are advised that the owner of the property is a relative to an employee of Cavendish Rentals.

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.

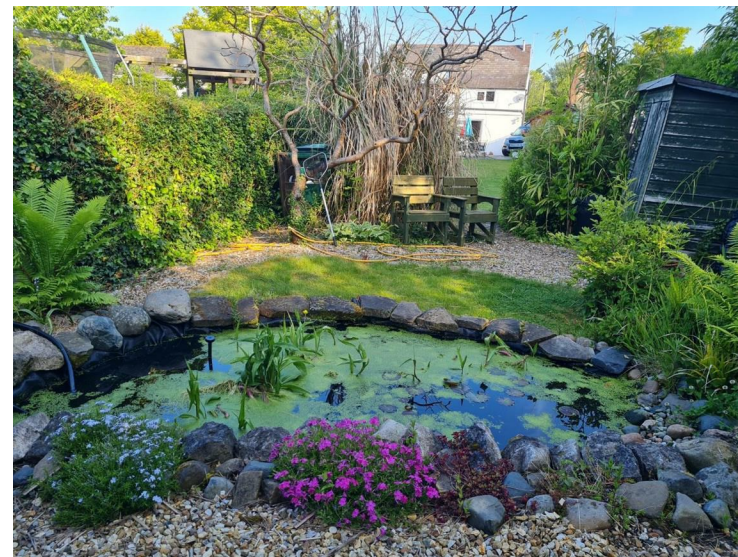
PS/PMW



SECLUDED GARDEN



At the top of the garden there is a secluded area with ornamental pond, lawn, decorative stone and summer house.



DINING/SITTING AREA

4.45m x 2.82m (14'7" x 9'3")



DINING/SITTING AND KITCHEN AREA



Exposed beam, two UPVC double glazed windows to the side, two wall light points, double radiator with thermostat, and tiled floor. Opening to kitchen.

KITCHEN

3.40m x 2.18m (11'2" x 7'2")



Fitted with a range of base units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl composite sink unit and drainer with mixer tap. Space for electric cooker with chimney style extractor above. Wall tiling to work surface areas, single radiator, tiled floor, UPVC double glazed window overlooking the rear garden, and composite double glazed stable type door to outside

UTILITY ROOM

1.63m x 1.47m (5'4" x 4'10")

Fitted worktop with plumbing and space for washing machine and space for dishwasher beneath, fitted shelving, ceiling light point, vinyl tile effect flooring, and UPVC double glazed window with obscured glass to side, Latch lever cottage style door to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

1.70m x 1.52m (5'7" x 5')



White suite comprising: shower enclosure with wall mounted mixer shower, wet boarding, curved glazed sliding doors; low level dual-flush WC; and vanity unit with wash hand basin, mixer tap, tiled splashback and storage cupboard beneath. Ceiling light point, vinyl tile effect flooring, chrome ladder style towel radiator with thermostat, wall mounted Worcester Greenstar condensing combination gas fired central heating boiler, and UPVC double glazed window with obscured glass.

LANDING

Ceiling light point, and built-in linen cupboard with slatted shelving. Cottage style doors to bedroom one, and bedroom two

BEDROOM ONE

4.32m x 4.19m (14'2" x 13'9")



Two UPVC double glazed windows overlooking the front, single radiator with thermostat, ceiling light point, access to part boarded loft space with retractable aluminium ladder, useful built in storage cupboard with shelving.

BEDROOM TWO



Exposed beam, ceiling light point, single radiator, and UPVC double glazed window overlooking the rear garden. Cottage style door to the bathroom.

BATHROOM

2.77m x 1.40m (9'1" x 4'7")



White suite comprising: enamelled bath; pedestal wash hand basin; and low level WC. Part-wooden panelled walls, painted floorboards, ceiling light point, exposed beam, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property occupies a slightly elevated position along Church Road in the popular village of Saughall. To the front there is a lawned garden with shrubbery being enclosed by brick walling with a gated stepped pathway to the entrance door. Outside lantern style light. A shared driveway at the side with five-bar wooden gate leads to a concrete parking area at the rear and provides access to the rear garden. External gas and electric meter cupboards to side.



OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with shrubbery and vegetable patch, being enclosed by wooden fencing and hedging. Outside water tap, outside light and timber built garden shed. At the top of the garden there is a secluded area with ornamental pond, lawn, decorative stone and summer house.

