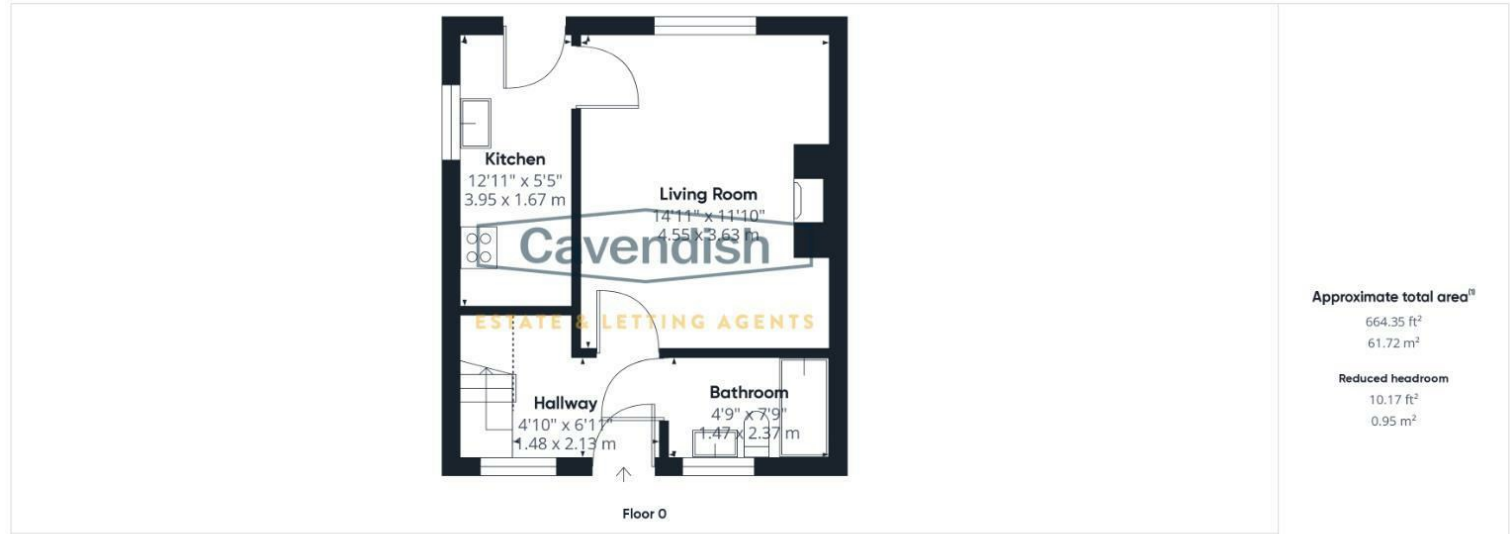



59 Maple Grove, Hoole, Chester, CH2 3LJ



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		

[illegible]

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	53		
(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			



59 Maple Grove

Hoole, Chester,
CH2 3LJ

Offers In The Region Of
£230,000

£230,000

* DRIVEWAY PARKING TO FRONT FOR TWO CARS * GENEROUS SIZED ENCLOSED REAR GARDEN * THREE BEDROOMS. A three bedroom semi-detached house located along Maple Grove in the popular suburb of Hoole. The accommodation briefly comprises: entrance hall with tiled floor and composite double glazed entrance door, spacious living room with brick-lined fireplace and cast-iron log burner, kitchen with integrated cooking appliances, downstairs bathroom with white suite, landing, bedroom one with built-in wardrobe and window overlooking the front, and two further bedrooms with windows overlooking the rear garden. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination boiler. Externally there is a gravelled driveway at the front with parking for two cars and shrubbery. To the rear there is a flagged patio, decorative stone and lawned garden enclosed by fencing and hedging.

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.



www.cavendishproperties.co.uk

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 Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

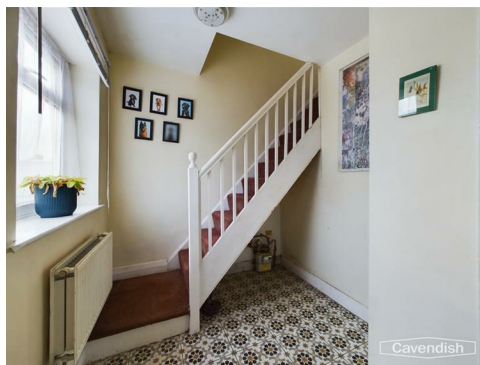
THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Composite double glazed entrance door, External letterbox.

ENTRANCE HALL



Ceiling light point, double radiator with thermostat, tiled floor, UPVC double glazed window to front, and spindled staircase to the first floor. Glazed door to the living room and door to the bathroom.

LIVING ROOM

4.55m x 3.61m (14'11" x 11'10")



Chimney breast with brick-lined fireplace and raised hearth housing a cast-iron log burner, UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, and tiled floor. Door to kitchen.

KITCHEN

3.96m x 1.65m (13' x 5'5")



Fitted with a 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. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above, and built-in electric double oven and grill. Space for tall fridge/freezer, plumbing and space for washing machine, wall mounted Worcester combination gas fired central heating boiler, electrical consumer board, electric meter, ceiling light point, tiled floor, single radiator with thermostat, two UPVC double glazed windows to the side., and door to the rear garden.

BATHROOM

2.36m x 1.45m (7'9" x 4'9")



Modern white suite with chrome style fittings comprising: panelled bath with wet boarding and shower over; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

LANDING

UPVC double glazed window to side, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE

4.60m x 2.82m (15'1" x 9'3")



UPVC double glazed window overlooking the front, ceiling light point, picture rails, double radiator with thermostat, and fitted triple over stairs wardrobe with louvred doors and hanging rail.

BEDROOM TWO

3.28m x 2.82m (10'9" x 9'3")



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

BEDROOM THREE

2.59m x 2.24m (8'6" x 7'4")



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

OUTSIDE FRONT



To the front there is a gravelled driveway for two cars and shrubbery, wooden picket boundary fencing. Double opening wooden gates at the side provide access to the rear garden. External double power point, cold water tap, and outdoor shower with hot and cold water supply to the side.

OUTSIDE REAR



To the rear the garden is of a generous size with a flagged patio, decorative stone and lawned garden with stepping stone pathway being enclosed by wooden fencing and hedging. Timber built garden shed. The rear garden enjoys a westerly aspect.



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right on to 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 the Hoole Bridge and along Hoole Road. Follow Hoole Road, past the All Saints Parish Church and The Dene Hotel, and at Alexandra Park turn right into Canadian Avenue. At the mini-roundabout turn left into Hoole Lane. Follow Hoole Lane and take the second turning left into Cedar Drive and then turn left into Maple Grove. Follow the road around the corner and the property will be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* The property is on a water meter.
* The property is connected to fibre broadband,

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