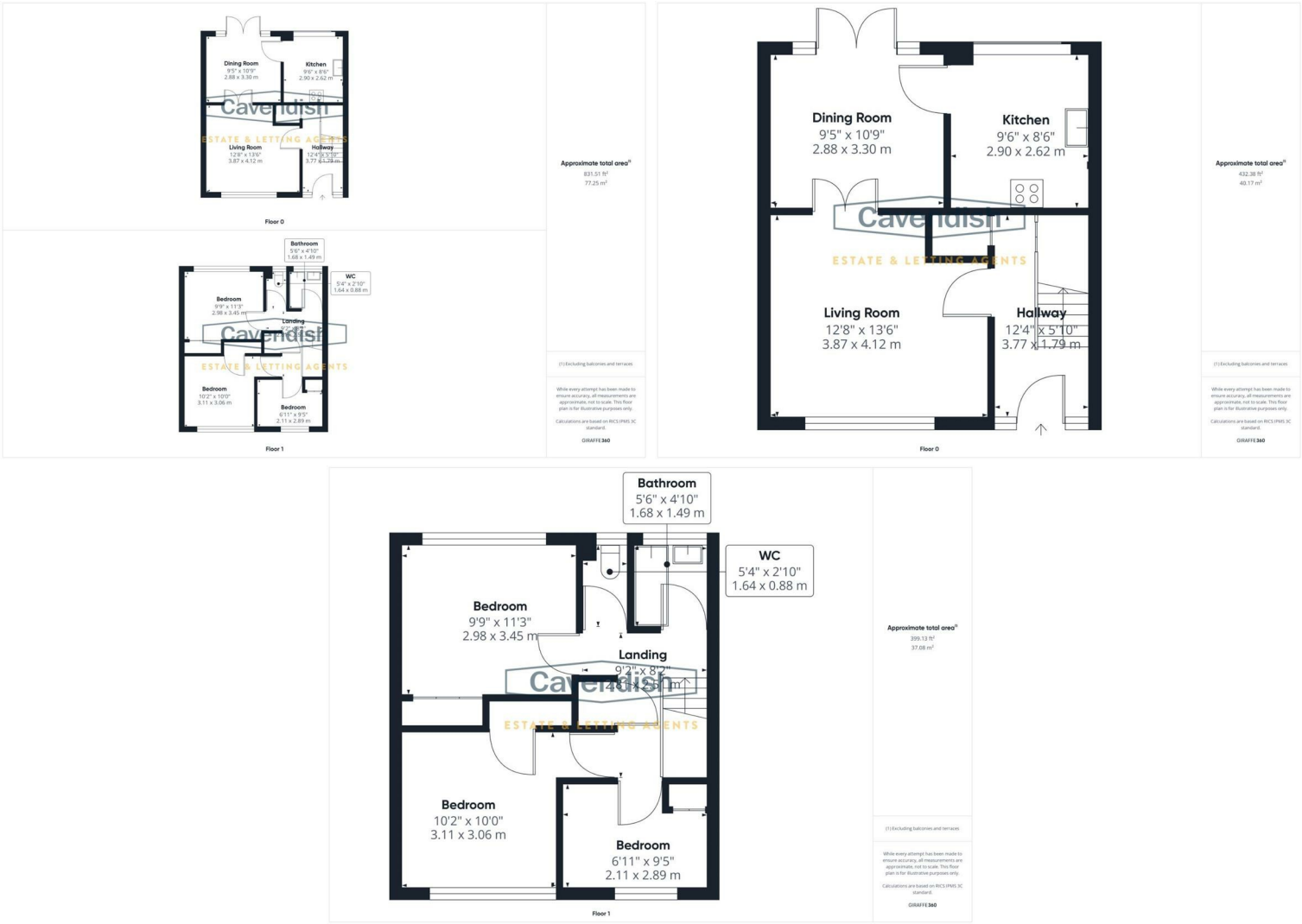


3 Arundel Court, Ellesmere Port, CH65 9ES



**Cavendish**  
ESTATE AGENTS

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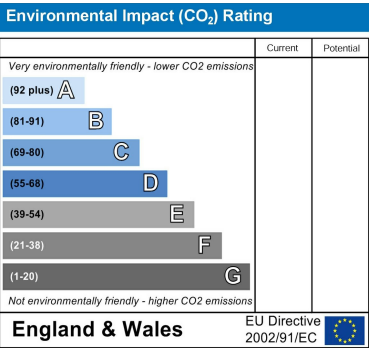
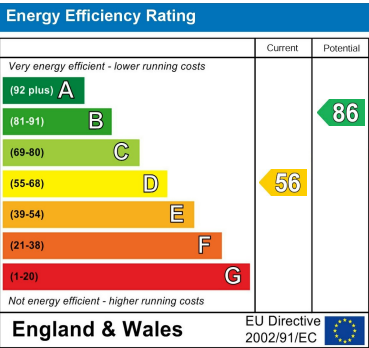
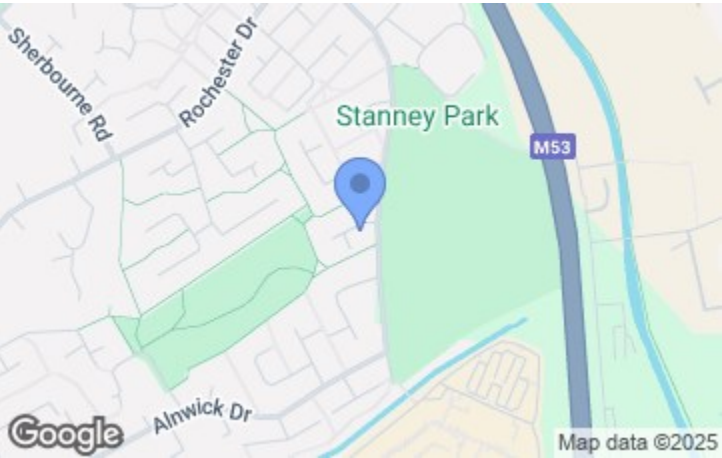
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**3 Arundel Court**  
Ellesmere Port,  
CH65 9ES

**Offers Around**  
**£145,000**

\* TOWNHOUSE STYLE PROPERTY CLOSE TO THE CHESHIRE OAKS DESIGNER OUTLET \* NO ONWARD CHAIN. A three bedroom townhouse occupying a pleasant position set back from Thornton Road with views to the front towards playing fields and within walking distance of the Cheshire Oaks Designer Outlet. The accommodation briefly comprises: entrance hall with useful store cupboard, living room, dining room with French doors to outside, kitchen, landing with useful built-in storage cupboard, bedroom one with built-in wardrobe, bedroom two with built-in wardrobe, bedroom three with built-in wardrobe, bathroom and separate WC. The property benefits from UPVC double glazed windows and doors and has gas fired central heating. Externally there is a lawned garden at the front with a gated pathway, whilst to the rear there is an easy to maintain garden with artificial grass and block paved patio area. There is also vehicle access to the rear with double opening wooden gates leading to a carport and a small workshop/store. There is no onward chain involved in the sale of this property.



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 well located with easy access to the motorway. There are also an array of local amenities, such as shops, local schools and parks, as well as the popular Cheshire Oaks designer outlet nearby. There is also a bus stop situated within a short distance of the property.

## THE ACCOMMODATION COMPRISES:

### PORCH

3.76m x 1.83m (12'4" x 6')

Canopy style porch with UPVC double glazed entrance door and double glazed side windows to the entrance hall.

### ENTRANCE HALL



Ceiling light point, smoke alarm, laminate tile effect flooring, single radiator, cupboard housing the electric meter and electrical consumer board, and staircase to the first floor with built-in understairs storage cupboard housing the gas meter. Glazed door to the living room, door to store cupboard.

### STORE CUPBOARD

1.07m x 0.69m (3'6" x 2'3")

With fitted shelving and light point.

## LIVING ROOM

4.14m max x 3.91m max (13'7" max x 12'10" max)



UPVC double glazed window with decorative leaded upper sections overlooking the front, coved ceiling, ceiling light point with dimmer switch control, double radiator with thermostat, TV aerial point, vinyl wood effect flooring, telephone point, and decorative Adams style fireplace with composite marble hearth. Double opening glazed doors to the dining room.

## DINING ROOM

3.30m x 2.84m (10'10" x 9'4")



Ceiling light point, double radiator with thermostat, tiled floor, and UPVC double glazed French doors to the rear

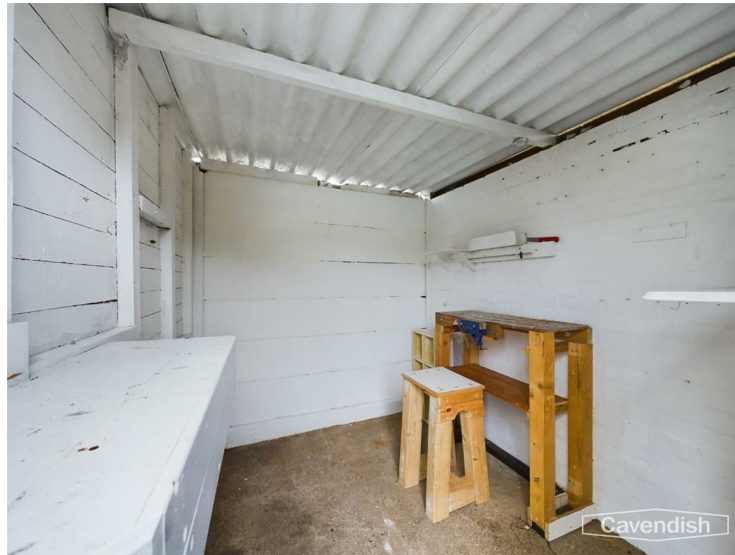
By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

**WORKSHOP**

2.36m x 1.96m (7'9" x 6'5")



Fitted work bench, vice and shelving.

**DIRECTIONS**

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the Liverpool Road and at the traffic lights in Backford turn right onto Whitby Lane (A5032). At the roundabout take the third exit onto Strawberry Way East. Follow the road and at the roundabout near to the Cheshire Oaks Audi take the first exit into East Longslooms Road. Continue straight across at the roundabout and then at the next roundabout next to Marks and Spencer take the first exit into Stanley Lane. At the round about with the Ellesmere Port Sports Village turn right into Dover Drive and then at the t-junction turn right. Continue along Alnwick Drive for some distance and around the bend, which leads into Thornton Road, with playing fields on the right hand side. Arundel Court will then be found set back on the left hand side.

**TENURE**

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

**COUNCIL TAX**

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

**AGENT'S NOTES**

\* Services - we understand that mains gas, electricity, water and drainage are connected.

**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**

garden with full height windows at each side. Glazed door to the kitchen.

**KITCHEN**

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Space for gas cooker with extractor above (the cooker is included in the sale), space for tall fridge/freezer, plumbing and space for washing machine and tumble dryer, tiled floor, ceiling light point, wall mounted Vaillant Eco Tech Pro 24 combination condensing gas fired central heating boiler, and UPVC double glazed window overlooking the rear garden.

**LANDING**

Ceiling light point, smoke alarm, access to loft space, and built-in storage cupboard with fitted shelving. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

**BEDROOM ONE**

3.10m plus door recess x 3.10m (10'2" plus door recess x 10'2")



UPVC double glazed window with leaded upper sections overlooking the front, single radiator with thermostat, ceiling light point, and built-in wardrobe with hanging rail and shelving.



### BEDROOM TWO

3.51m x 3.00m (11'6" x 9'10")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and built-in double wardrobe with hanging rail and shelf.

### BEDROOM THREE

2.90m x 2.11m (9'6" x 6'11")



UPVC double glazed window with leaded upper sections overlooking the front, single radiator with thermostat, ceiling light point, and built-in over stairs storage cupboard with hanging rail and shelf.

### BATHROOM

1.65m x 1.50m (5'5" x 4'11")



Comprising: panelled bath with mixer tap and shower attachment; and vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Fully tiled walls, vinyl wood effect flooring, single radiator, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

### SEPARATE WC



With low level WC, UPVC double glazed window, tiled walls, tiled floor and ceiling light point.

### OUTSIDE FRONT



To the front there is a large lawned garden enclosed by fencing and a brick wall with a gated pathway to the porch.

### OUTSIDE REAR



To the rear the garden has been designed for ease of maintenance with artificial grass, a block paved patio, pathway and flagged area with garden shed. Outside water tap. Double opening wooden gates provide access to a useful carport and workshop.

