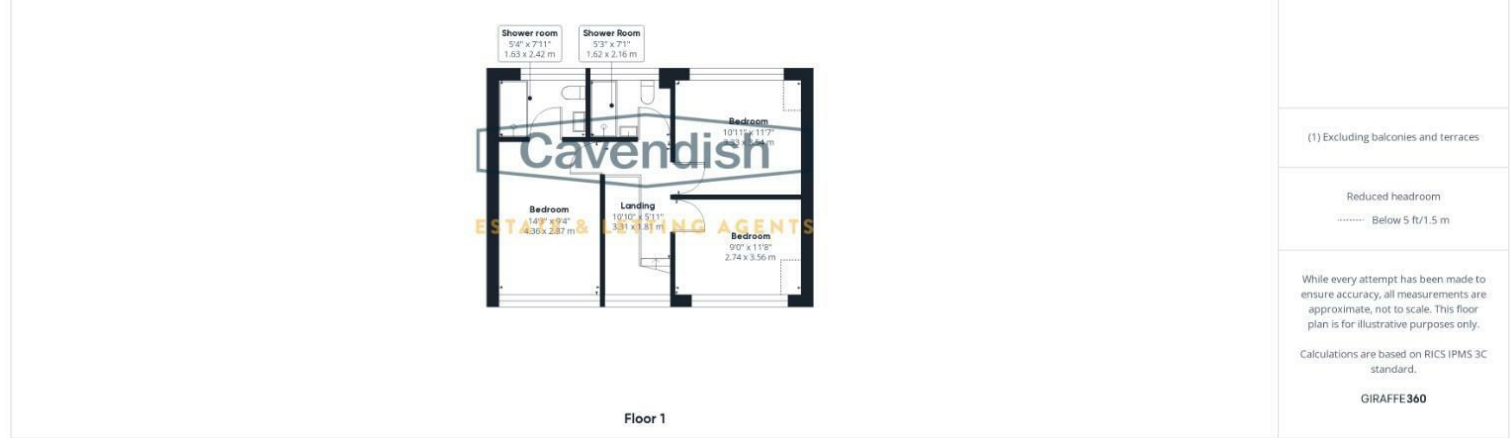
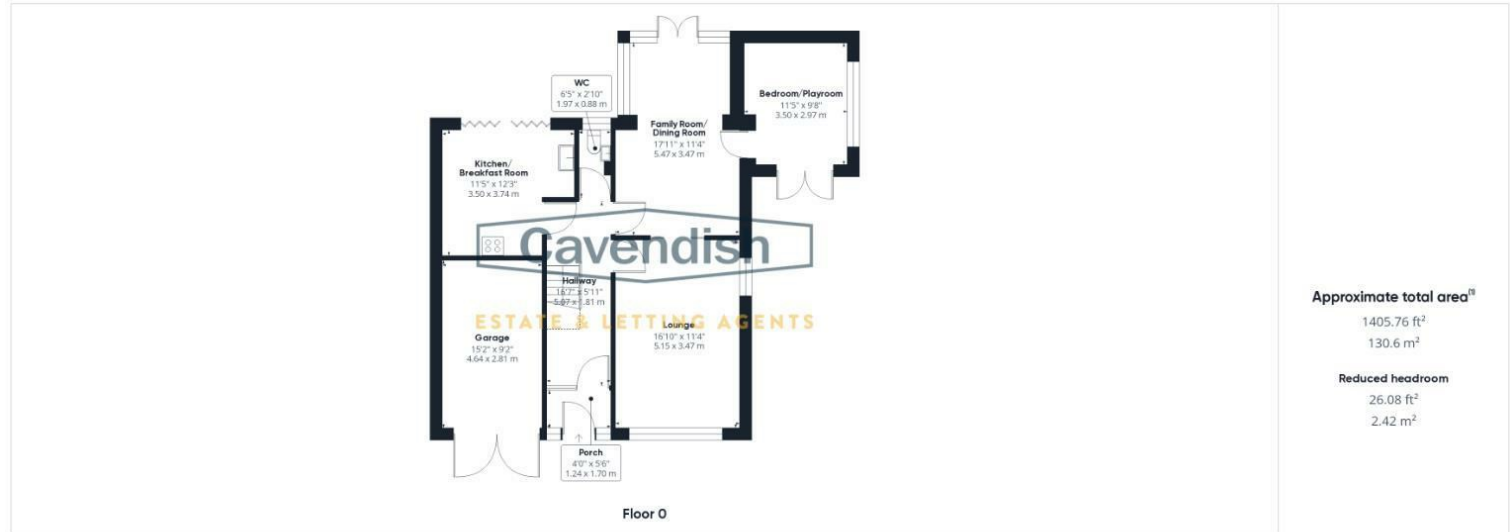



9 Gatesheath Drive, Upton, Chester, CH2 1QU



	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
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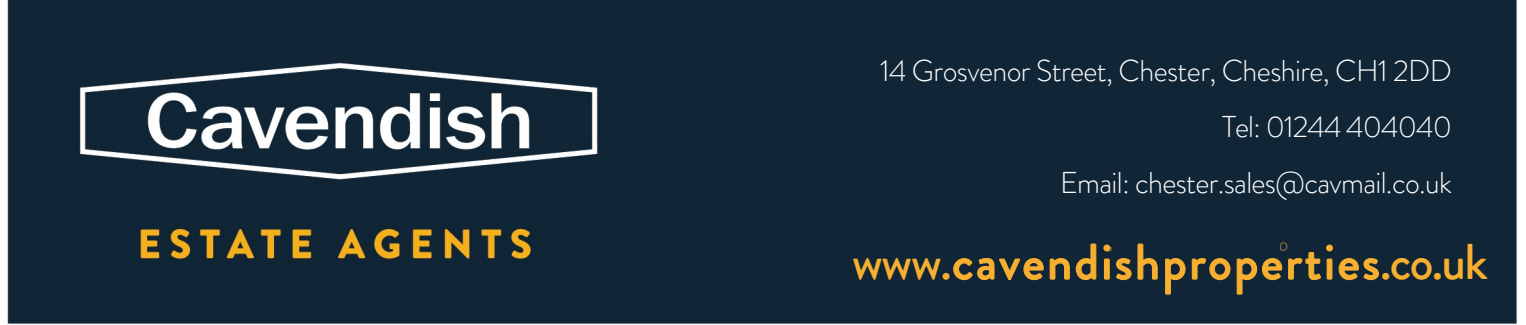
Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		61	75
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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





An immaculate family home, offering an abundance of living space that is perfectly positioned on a large corner plot. The property has been renovated throughout in recent years meaning the new owner can move in with the peace of mind that no works will be required. The living space offers flexibility and can be used to suit the purchaser's needs. The kitchen has been refitted in recent years and is flooded with natural light via the bi-fold doors that frame the garden perfectly. All of the four bedrooms will accommodate a double bed and the master bedroom comes complete with an en suite. There is also a modern family shower room, garage and downstairs WC. With an array of local amenities within walking distance, highly regarded schooling and fantastic public transport links this home really is the complete family package.

PLEASE NOTE: The A series have not tested any included equipment (gas, electrical, or otherwise), or central heating systems mentioned in these particulars, and

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 conduct their own due diligence.

Gavendish LLP trading as Gavendish Estate Agents Ltd



www.cavendishproperties.co.uk



Porch

1.24 x 1.70 (4'0" x 5'6")

Composite frosted glass door leads into the porch. PVC frosted glass windows to either side of the door, quarry tiled flooring, central ceiling light point. Additional space for coats/shoe storage.

Hallway

5.07 x 1.81 (16'7" x 5'11")

The hallway is accessed via an internal door with frosted glass insert and there is a staircase rising to the first floor, internal doors lead to the living accommodation, wood effect flooring, coved ceiling, ceiling light point, radiator and power points.

Lounge

5.15 x 3.47 (16'10" x 11'4")



Spacious lounge with gas fire set in a marble effect hearth, dark wood fireplace surround, PVC double glaze window to the front elevation, PVC double glazed window to the side elevation, coved ceiling, central ceiling light point, two radiators, power points. Sliding frosted glass doors lead from the lounge into the family room.

Dining Room/Family Room

5.47 x 3.47 (17'11" x 11'4")



Dining Room

Internal door leading to bedroom four and the room is open through to the dining room. Coved ceiling, central ceiling light point, radiator and power points.

Family Room

Bright and airy room with a vaulted glass ceiling, PVC windows to 2 elevations, French doors leading out to the rear garden, central ceiling light point, radiator, power points, wood effect flooring.

Kitchen/Breakfast Room

3.50 x 3.74 (11'5" x 12'3")



Newly fitted kitchen with space for dining table. Fitted with a range of white, high gloss wall and base units with granite worktops and matching up stand. Sink and a half with mixer tap over and side drainer. The integrated appliances include electric double oven and induction hob with granite splash back and exposed extractor hood over, dishwasher, washing machine, larder style fridge freeze and wine fridge. Part tiled walls and tiled flooring. Recessed ceiling LED spotlights, under counter lighting, power points and bifold doors leading out to the rear garden.

Downstairs WC

1.97 x 0.88 (6'5" x 2'10")

Dual flush WC, wall mounted handbasin, half tiled walls, frosted PVC window to the rear elevation, central ceiling light point, radiator.

Landing

3.31 x 1.81 (10'10" x 5'11")



A turned staircase rises to the first floor. Internal doors lead to the three double bedrooms and family shower room. Cupboard door concealing eve storage, PVC window to the front elevation, radiator, power points.

Bedroom One

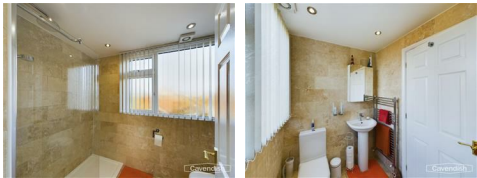
4.36 x 2.87 (14'3" x 9'4")



PVC double glazed window to the front elevation, ceiling light point, radiator, power points, internal door leading to the ensuite shower room.

En Suite

1.63 x 1.62 (5'4" x 5'3")



Walk in double shower with glass shower screen, rainfall shower with separate mixer shower attachment, pedestal handbasin with mixer tap over, dual flush WC, PVC frosted glazed window to the rear elevation, recessed ceiling LED spotlights, chrome wall mounted towel radiator, tiled walls and tiled flooring.

Bedroom Two

3.33 x 3.54 (10'11" x 11'7")



PVC double glaze window to the rear elevation, ceiling light point, radiator, power points.

Bedroom Three

2.74 x 3.56 (8'11" x 11'8")



PVC double glaze window to the front elevation, ceiling light point, radiator, power points.

Bedroom Four

3.50 x 2.97 (11'5" x 9'8")



PVC French doors leading to the side garden, vaulted ceiling with Velux windows, PCV window to the side elevation, recessed ceiling LED spot lights, wall mounted radiator, power points.

Family Shower Room

1.62 x 2.16 (5'3" x 7'1")



Walk in double shower with glass shower screen, rainfall shower and separate mixer shower attachment, handbasin mounted in a vanity unit with storage under, dual flush WC, wall mounted cupboard with mirror fronts, PVC frosted glazed window to the rear elevation, recessed ceilings spotlights, wall mounted towel radiator, fully tiled walls and flooring.

Garage

Single garage with power and lighting.

Garden



A gated, tarmac driveway provides off-road parking for multiple vehicles and leads to the single integrated garage. The front of the property is fully enclosed with hedgerows and partly laid to lawn with well stocked borders. There is a pedestrian gate leading to the side of the property that is fully enclosed with fencing where you will find an Indian stone paved seating area. The rest of the side garden is laid to lawn with well stocked borders and pedestrian access to the rear garden. The rear garden has been fully landscaped and benefits from both an Indian stone paved seating area and raised decking. There is a low-level brick built wall which divides the garden into sections. The rest of the garden is laid mainly to lawn with stocked borders. There is a shed at the rear of the garden complete with both power and lighting along with additional power for a hot tub if desired. A welcome surprise, there is additional secure parking at the rear of the property.



Directions

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge and take the third turning left, which is immediately after The Firs School, into Wealstone

Lane. Then take the third turning right into Weston Grove and the first left hand turn on to Gatesheath Drive.

Council Tax

Council Tax Band D - Cheshire West and Chester

Tenure

Freehold

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.

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.

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.

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/SC