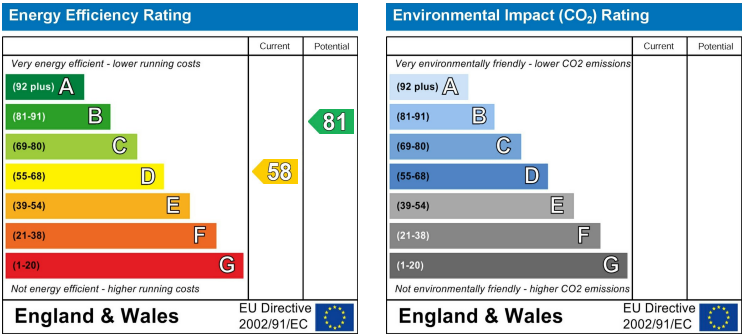
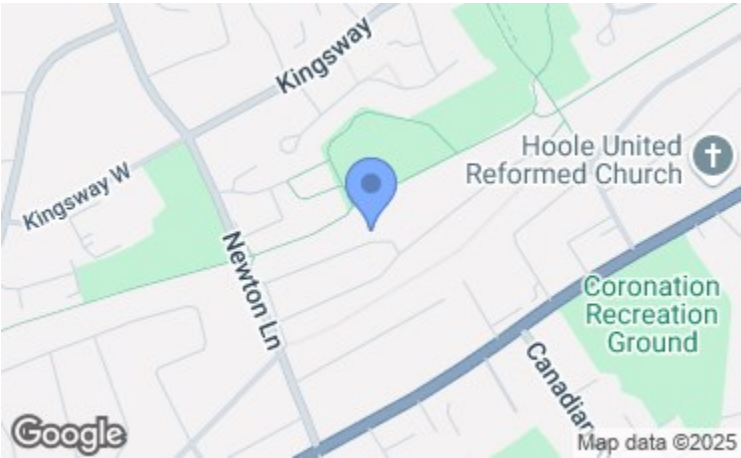


41 Elmwood Avenue, Hoole, CH2 3RH



Cavendish

ESTATE AGENTS

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41 Elmwood Avenue

Hoole,
CH2 3RH

Price
£450,000

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.

*** UNIQUE OPEN-PLAN HOME FINISHED TO A HIGH SPECIFICATION *** An attractive 1930's style semi-detached house conveniently situated within walking distance of local amenities in the desirable suburb of Hoole. The property has recently undergone a comprehensive scheme of improvement and modernisation to include new aluminium windows and new external doors - including bi-folding doors to the garden at the rear, rewiring with a smart home system which is connected to a number of devices and accessible via a tablet and smart phone, a new kitchen with quartz worktops and integrated Neff appliances, replastering, new flooring, redecoration and new sanitary ware. The accommodation itself has been remodelled to create a large open-plan living area on the ground floor and two bedrooms with a dressing room and a well appointed bathroom on the first floor. The accommodation briefly comprises: porch, entrance hall, downstairs WC, living room with bay window and provision for wall mounted flat screen television, dining kitchen with island unit and bi-folding doors to the garden, landing, principal bedroom with walk-in wardrobe with bespoke fitted furniture and lighting, bedroom two/study, and a well appointed bathroom with freestanding bath and separate shower. The property benefits from aluminium double glazed windows and has a gas fired condensing boiler connected to underfloor heating. Externally there is a tarmac driveway to the front with brick boundary walling and fencing, whilst to the rear there is an east to maintain garden with tiled terrace.

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 Co op Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area. The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within easy reach as is the main line railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

THE ACCOMMODATION COMPRISES:

PORCH

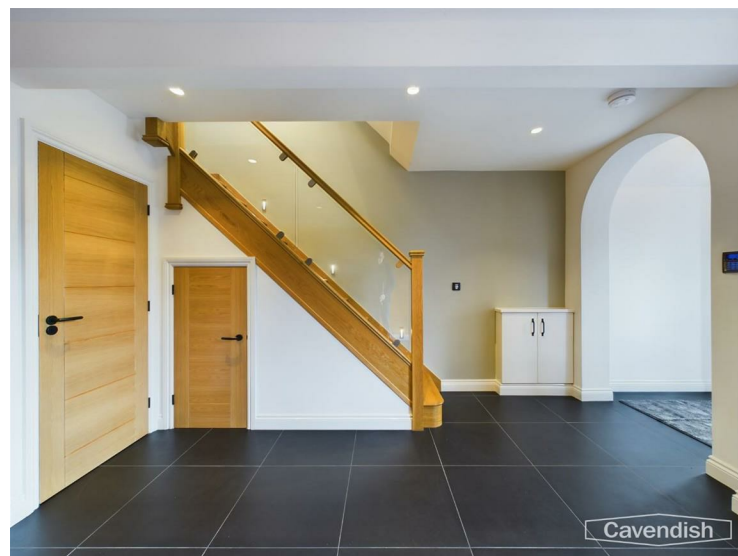
1.52m x 1.32m (5' x 4'4")



Contemporary entrance door with double glazed insert, thermostatic heating controls for the underfloor heating, ceiling light point, tiled floor, and double glazed window. Archway opening to the hall.

HALL

3.94m x 1.75m (12'11" x 5'9")



Recessed LED ceiling spotlights, cupboard housing the electric meter and electrical consumer board, tiled floor, burglar alarm control pad, oak staircase to the first floor with oak handrail and contemporary glass panels, and built-in understairs storage cupboard. Contemporary door to the downstairs WC and wide opening to the living room.

DOWNSTAIRS WC

1.75m x 1.02m (5'9" x 3'4")



White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with chrome mixer tap and storage drawers beneath. Recessed LED ceiling spotlight,

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

beneath; and low level dual-flush WC with concealed cistern. Attractive wall tiling, illuminated wall mirror, recessed LED ceiling spotlights, ceiling speaker, extractor, tiled floor, ladder style towel radiator, and double glazed window with obscured glass.



OUTSIDE FRONT

Externally there is a tarmac driveway to the front with brick boundary walling and fencing. A pathway at the side provides access to the rear garden. External gas meter cupboard.

OUTSIDE REAR

To the rear the garden has been designed for easy of maintenance with a tiled terrace. External double power point. Contemporary outside lighting to the front, side and rear.

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto 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 Hoole Bridge and along Hoole Road. Follow Hoole Road and take the turning left after Kilmorey Park

Road into Newton Lane. Then take the turning right after The Park Medical Centre into Elmwood Avenue. Follow Elmwood Avenue, past Oaklea Avenue, and around the bend in the road. The property will then be found after some distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* The property benefits from a smart home system which can be controlled through a central point such as a smart phone or tablet. The system includes devices such as electric blinds, mood lighting, a sound system and cameras.

* The property is protected by a burglar alarm.

* During 2023/24 the property has been subject to a comprehensive scheme of modernisation and improvement to include: new black powder coated aluminium double glazed windows and Velux roof lights with fitted blinds; rewiring with a smart home system; new central heating system with underfloor heating; re-plastering; new skirting boards and architraving; new internal doors; new flooring; new sanitary ware; an extension to the rear with newly fitted kitchen, integrated Neff appliances and a large island unit; and garden landscaping.

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

* The property is on a water meter.

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.

extractor, illuminated wall mirror, and ladder style towel radiator.

LIVING ROOM

7.19m x 3.33m (23'7" x 10'11")



Double glazed bay window overlooking the front, provision for wall mounted flat screen television, recessed LED ceiling spotlights, five ceiling speakers, tiled floor, and digital thermostatic underfloor heating controls. Door to the utility room and opening to the dining kitchen.



DINING KITCHEN

5.18m x 4.47m (17' x 14'8")



Newly fitted with a range of contemporary light grey gloss fronted base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and half bowl stainless steel sink unit with recessed grooved drainer into the worktop and stainless steel mixer tap. Fitted four-ring Neff induction touch control electric ceramic hob with Neff extractor above, built-in Neff 'tilt and slide' electric fan assisted oven and grill, Neff warming drawer, Neff combination microwave oven, Neff coffee machine, Neff fridge/freezer, and Neff dishwasher. Large matching island unit with quartz top, storage cupboards

beneath and double power point. Vaulted ceiling with two ceiling light points, recessed LED ceiling spotlights, two double glazed Velux roof light, provision for wall mounted flat screen television with two wall speakers, digital thermostatic heating controls for the underfloor heating, wall mounted tablet control for the home computer system, tiled floor, and double glazed aluminium bi-folding doors to the rear garden.



UTILITY ROOM
1.75m x 1.75m (5'9" x 5'9")



Fitted storage cupboard, cupboard housing the home computer hub, integrated Neff washer/dryer, cupboard

housing the Worcester combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, mains connected carbon monoxide alarm, digital thermostatic heating controls for the underfloor heating, hanging for cloaks, tiled floor, and double glazed door to outside.

LANDING



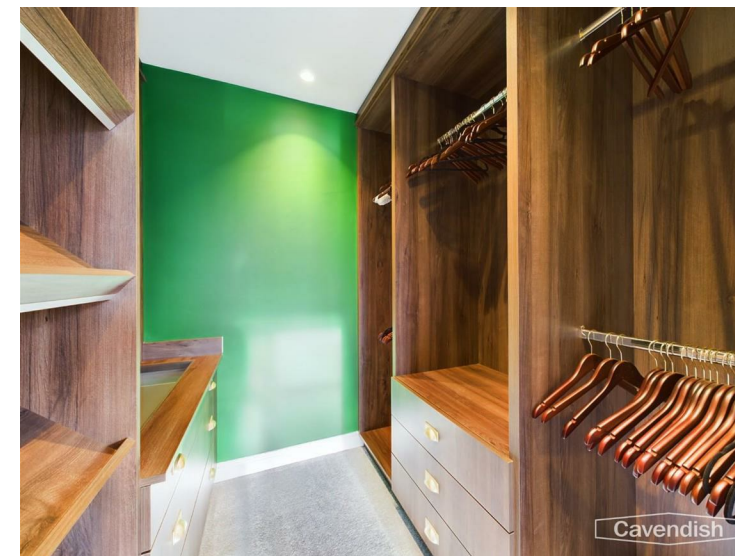
Wooden handrail with contemporary glass panel, double glazed window to side, recessed LED ceiling spotlights, mains connected smoke alarm, built-in over stairs storage cupboard, digital thermostatic underfloor heating controls, and access to loft space with retractable aluminium ladder. Contemporary doors to bedroom one, bedroom two/study and the bathroom.

BEDROOM ONE
4.95m x 3.12m (16'3" x 10'3")



Double glazed bay window overlooking the front, recessed LED ceiling spotlights, two ceiling speakers, digital thermostatic heating controls for the underfloor heating, provision for wall mounted flat screen television, and two wall light points. Contemporary door to the dressing room.

DRESSING ROOM
2.06m x 2.11m (6'9" x 6'11")



Bespoke dressing room fitted with hanging rails, two drawer units, shelving and illuminated shoe rack.

BEDROOM TWO/STUDY
2.01m x 1.78m (6'7" x 5'10")



Double glazed window overlooking the front, recessed LED ceiling spotlights, and digital thermostatic underfloor heating controls.

BATHROOM
2.90m x 1.98m (9'6" x 6'6")



Contemporary black suite with black fittings comprising: freestanding bath with wall mounted mixer tap; shower enclosure with thermostatic shower, canopy style rain shower head, extendable shower attachment, glazed shower screens and sliding glazed door; quartz worktop with wash hand basin, wall mounted mixer tap and storage cupboard