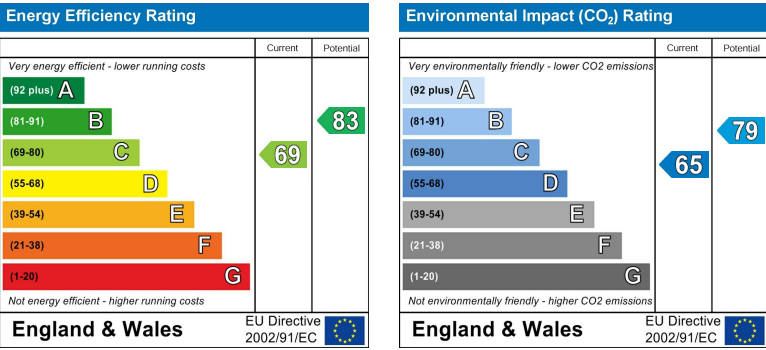


6 Chiltern Close, Westminster Park, Chester, CH4 7QZ



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



6 Chiltern Close
Westminster Park, Chester,
CH4 7QZ

£325,000

* CUL-DE-SAC POSITION * EXTENDED TO REAR * POPULAR AREA. A well presented three bedroom semi-detached house forming part of a small cul-de-sac in the popular suburb of Westminster Park conveniently situated close to local amenities and within walking distance of the City centre. The accommodation briefly comprises: entrance hall, large living room, study/playroom with walk-in store room, impressive open-plan kitchen/dining area fitted with a comprehensive range of kitchen units and a vaulted style ceiling, landing, three bedrooms and a spacious bathroom with bath and separate shower. Externally, there is a lawned garden at the front with shrubbery and an imprinted concrete driveway. To the rear there is an easy to maintain garden which is fully enclosed and enjoys a good degree of privacy.

LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst 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 year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

1.96m x 1.32m (6'5" x 4'4")



With uPVC double glazed windows and uPVC double glazed entrance door, ceiling light point and laminated wood effect flooring. Wooden panelled doors with glazed inserts to the study/playroom and living room.

STUDY/PLAYROOM

3.30m x 2.34m max (10'10" x 7'8" max)



uPVC double glazed window overlooking the front, single radiator with thermostat, two wall light points and cupboard housing the gas meter, electric meter and electrical consumer board. Door to Store Room.

STORE ROOM

2.16m x 1.14m (7'1" x 3'9")

Plumbing for washing machine, fitted shelf, double wall cupboard, wall light point and vinyl flooring.

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/SC

imprinted concrete driveway. A gated pathway at the side provides access to the rear garden.

OUTSIDE REAR



To the rear, the garden has been designed for ease of maintenance and is set on two levels, predominantly paved with wooden sleeper edging and raised beds being enclosed by wooden fencing. Outside light and outside water tap.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court

and Vincent Drive, before turning left into Castlecroft Road. At the T junction turn left into Five Ashes Road. Then turn immediately right into Sherbourne Avenue, left into Fir Tree Avenue, and then left again into Chiltern Close. The property will then be found on the right-hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENT'S NOTES

* An Ideal combination gas fired central heating boiler is located in the loft.

* The boiler has been annually serviced by Homeserve.

* The property is on a water meter.

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

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 related to a member of staff at Cavendish Estate Agents.

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 £80.00 inc. VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

LIVING ROOM

6.45m max x 3.84m narrowing to 2.97m (21'2" max x 12'7" narrowing to 9'9")



uPVC double glazed window overlooking the front, two double radiators with thermostats, two ceiling light points, decorative fireplace surround and hearth with capped gas point and spindled staircase to the first floor. Wooden panelled door with etched glass inserts and wide opening to the Kitchen/Dining Room.



KITCHEN/DINING ROOM

5.84m max x 5.79m max (19'2" max x 19' max)



Large L-shaped kitchen/dining room featuring a part-vaulted ceiling with double glazed Velux rooflights, recessed LED ceiling spotlights and ample space for dining table and chairs. The kitchen area is fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with a wine rack and laminated granite effect worktops with matching upstands. Inset one and half bowl ceramic sink unit and drainer with chrome mixer tap. Space for electric cooker with glass splashback and chimney style extractor above, space for tall fridge freezer, space for microwave, plumbing and space for dishwasher, tiled floor, double radiator, and two single radiators. uPVC double glazed windows overlooking the rear and side, uPVC double glazed French door to the rear garden, and uPVC double glazed door to the side.



LANDING



With a uPVC double glazed obscured glass window on the half-landing, spindled balustrade, ceiling light point and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.43m x 3.35m (11'3" x 11')



uPVC double glazed window overlooking the front, single radiator with thermostat and ceiling light point.



BEDROOM TWO

3.38m into wardrobe x 3.02m (11'1" into wardrobe x 9'11")



Full height fitted wardrobes to the length of one wall with three sliding doors (one mirrored) and fitted dressing table, ceiling light point, single radiator with thermostat and uPVC double glazed window overlooking the rear.

BEDROOM THREE

2.77m x 2.41m (9'1" x 7'11")



uPVC double glazed window overlooking the front, ceiling light point and single radiator.

BATHROOM

2.62m x 2.13m max (8'7" x 7' max)



Well appointed four piece suite in white with chrome style fittings comprising: panelled bath with mixer tap; tiled shower enclosure with thermostatic mixer shower and curved glazed sliding doors; pedestal wash hand basin with mixer tap; and low-level dual flush WC. Wooden panelled effect walls, tiled wood effect flooring, recessed LED ceiling spotlights, chrome ladder style radiator and two uPVC double glazed windows with obscured glass.

OUTSIDE FRONT



The property forms part of a small cul-de-sac. To the front there is a lawned garden with small trees and shrubs, and an