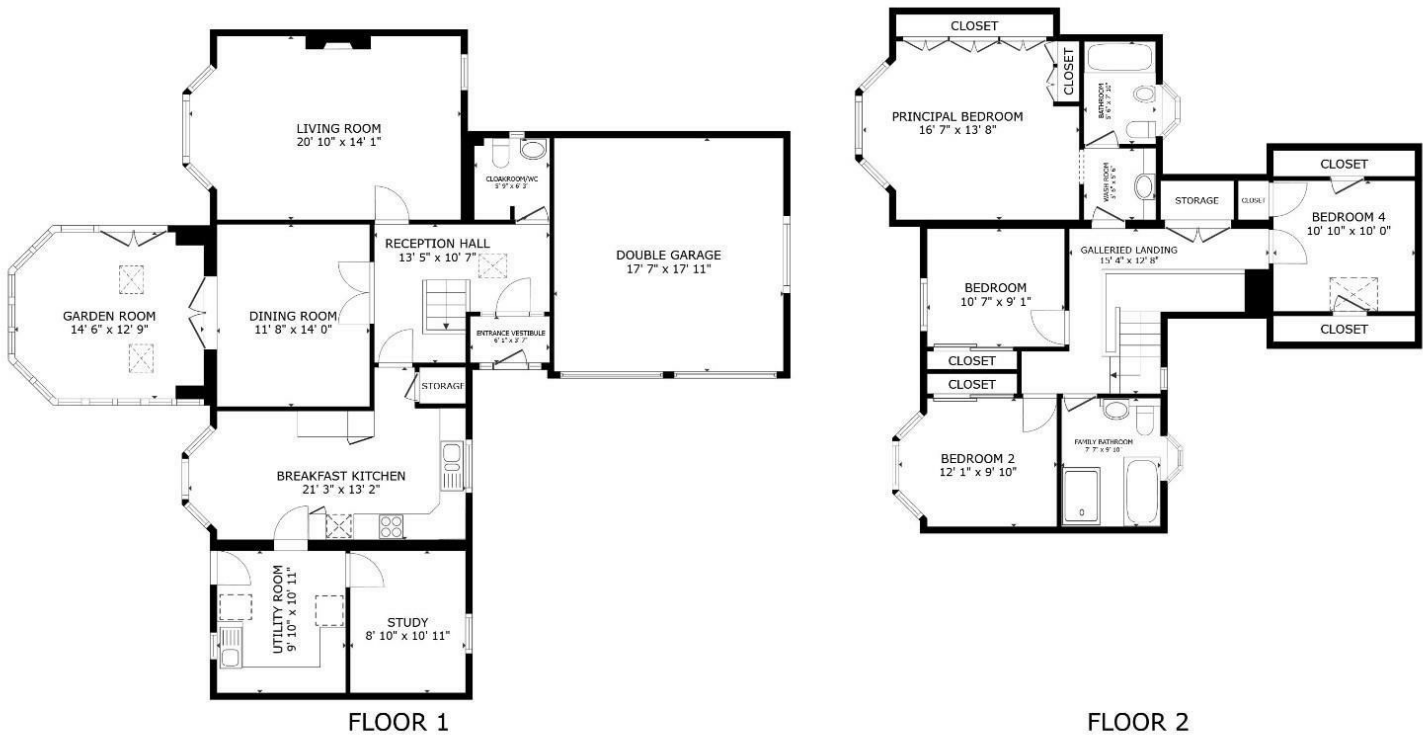
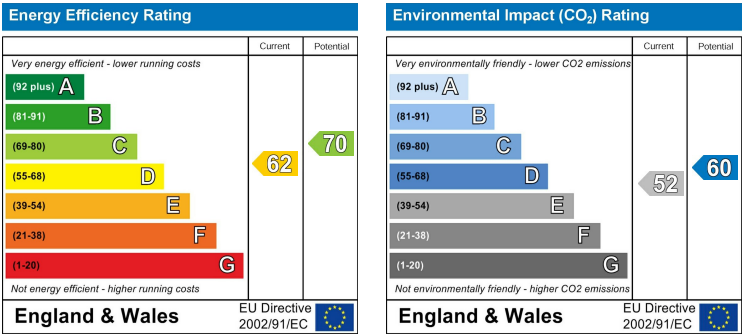


Meadowbank Seahill Road, Saughall, Chester, CH1 6BJ



GROSS INTERNAL AREA  
FLOOR 1 1,112 sq.ft. FLOOR 2 1,004 sq.ft.  
EXCLUDED AREAS : GARDEN ROOM 175 sq.ft. DOUBLE GARAGE 314 sq.ft.  
TOTAL : 2,116 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Meadowbank Seahill Road

Saughall, Chester,  
CH1 6BJ

£630,000

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.



www.cavendishproperties.co.uk

**Cavendish**  
ESTATE AGENTS

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INDIVIDUALLY DESIGNED DETACHED HOUSE. SUPERB GARDEN BACKING ONTO FARMLAND. IDEAL FAMILY HOME. An attractive four bedroom detached house occupying a pleasant elevated position along Seahill Road in the popular village of Saughall. The accommodation briefly comprises entrance vestibule, reception hallway, cloakroom/WC, large living room, dining room, garden room, dual aspect breakfast kitchen with windows overlooking the front and rear, large utility room, study, galleried style landing, principal bedroom with wash room and bathroom, bedroom two with built in wardrobes, bedroom three with built in wardrobes, bedroom four and well appointed family bathroom with separate shower. The property benefits from double glazed windows and has gas fired central heating with a modern Worcester boiler. Meadowbank is approached via a block paved driveway which leads to a double garage with twin doors. To the rear there is a generous size garden laid mainly to lawn with a flagged terrace, ornamental pond, well stocked beds and borders being enclosed by wooden fencing and hedging. The garden enjoys a good degree of privacy and backs onto farmland. If you are looking for a modern family size home in a popular village location, then we would strongly urge you to view.



**LOCATION**

The popular village of Saughall is situated some 4 miles from Chester and within a short distance of the M56 Motorway which leads to the motorway network. Liverpool, Manchester, the Wirral peninsula and Wales are all within easy reach. Local amenities include a primary school, day nursery, Medical Centre, Co-op food store/post office, pharmacy, hairdressers, local garage and village pub. Chester city centre is easily accessible and offers a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses, while 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 summer. Chester's main station has regular train services and a two hour intercity service to London Euston. Liverpool and Manchester are easily accessible by road and rail and are served by international airports.

**THE ACCOMMODATION COMPRISES:****ENTRANCE VESTIBULE**

1.78m x 1.04m (5'10" x 3'5")

Wooden panelled entrance door with decorative leaded double glazed insert and decorative coloured glass leaded side windows, and wooden panelled ceiling with ceiling light point. Glazed door with full height glazed windows and window light above to the reception hall.

**RECEPTION HALL**

Decorative coved ceiling, smoke alarm, three wall light points, dado rail, double radiator, and spindled staircase to the first floor. Doors to the cloakroom/WC, living room and kitchen, and double opening part-glazed doors to the dining room.

**CLOAKROOM/WC**

2.03m x 1.78m (6'8" x 5'10")



White suite comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Coved ceiling, ceiling light point, tiled floor, single radiator with thermostat, burglar alarm control pad, hanging for cloaks, and double glazed window with obscured glass.

**LIVING ROOM**

6.02m into bay x 4.17m (19'9" into bay x 13'8")



Double glazed bay window overlooking the rear garden, double glazed window, two double radiators, decorative coving, two moulded ceiling roses with light points, chimney breast with feature 'hole-in-the-wall' living flame coal-effect gas fire with raised stone hearth, insert and brass frame surround.

**VIEW TO REAR****DIRECTIONS**

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow the A540 past the Mollington Banastre Hotel. After some distance turn left signposted Saughall into Long Lane. Continue into the village, which leads into Church Road and then Seahill Road. Follow Seahill Road, and the property will then be found after some distance on the right hand side.

**TENURE**

\* Tenure - Understood to be Freehold.

**AGENT'S NOTES**

\* Services - mains gas, electricity, water and drainage are connected.  
 \* The property is on a water meter.  
 \* The property is protected by a burglar alarm. The burglar alarm is annually serviced.  
 \* The property was built in 1989 and was architect designed.  
 \* The gas fired central heating boiler was installed in May 2019. The boiler has been annually serviced and benefits from the balance of a 10 year warranty.

**COUNCIL TAX**

\* Council Tax Band F - Cheshire West and Chester County Council.

**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



garage. To the front there is a well stocked border with specimen shrubs and small trees. External gas and electric meter cupboards.

#### DOUBLE GARAGE

5.46m x 5.36m (17'11" x 17'7")



Twin up and over garage doors, strip lighting, fitted shelving, burglar alarm control pad, and single glazed window.

#### OUTSIDE REAR



To the rear the garden is a particular feature being of a generous size and backing onto farmland. The garden has been attractively landscaped with a flagged terrace and ornamental pond, a shaped lawn with mature well stocked borders and a wooden pergola with brick pillars. The garden is fully enclosed by wooden fencing and hedging, enjoys a good degree of privacy and is not directly overlooked. Outside water tap and exterior lighting.



#### DINING ROOM

3.99m x 3.35m (13'1" x 11')



Decorative coving, four wall light points, and double radiator with thermostat. Double opening glazed doors to the garden room.

#### GARDEN ROOM

3.96m x 3.23m (13' x 10'7")

A stunning room enjoying fabulous views over the rear garden with hardwood framed double glazed windows and a vaulted style ceiling with two double glazed Velux roof lights and fitted blinds, double radiator with thermostat, and double opening French doors to the garden.

#### BREAKFAST KITCHEN



Fitted with a modern range of solid wood fronted base and wall level units incorporating drawers, cupboards, a glazed display cabinet and corner shelving with laminated worktops. Inset one and half bowl sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas and under-cupboard lighting. Fitted four-ring gas hob with extractor above, built-in AEG electric fan assisted double oven and grill, integrated AEG microwave and AEG dishwasher. Tiled floor, recessed ceiling spotlights, ceiling light point, radiator with thermostat, built-in storage cupboard,

space for breakfast table and chairs, and double glazed bay window overlooking the rear garden. Door to the utility room.

#### UTILITY ROOM

3.18m x 2.57m (10'5" x 8'5")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset twin bowl stainless steel sink unit with chrome mixer tap. Wall tiling to work surface areas. Plumbing and space for washing machine, space for tall fridge/freezer, freestanding Worcester Comfort IIRF combination gas fired central heating boiler, double glazed window, single radiator with thermostat, coved ceiling, recessed LED ceiling spotlights, and wooden panelled door with glazed insert to outside. Door to study.

#### STUDY

3.15m x 2.54m (10'4" x 8'4")



Double glazed window overlooking the front, coved ceiling, recessed LED ceiling spotlights, smoke alarm, single radiator with thermostat, and telephone master socket point.



## GALLERIED LANDING



Galleried style landing with spindled balustrade, double radiator with thermostat, diamond shaped double glazed bullseye window, smoke alarm, two wall light points, double glazed Velux roof light, access to part-boarded loft space with retractable aluminium ladder, and built-in linen cupboard with slatted shelving. Doors to the principal bedroom suite, bedroom two, bedroom three, bedroom four and family bathroom.

## PRINCIPAL BEDROOM

4.24m into bay x 4.19m into wardrobe (13'11" into bay x 13'9" into wardrobe)



Fitted with a comprehensive range of bedroom furniture incorporating an L-shaped range of full height wardrobes incorporating hanging space and shelving, three freestanding drawer units, coved ceiling, ceiling light point, two wall light points, double radiator with thermostat, telephone point, and double glazed bay window overlooking the rear garden with views towards open countryside.

## WASH ROOM

1.70m x 1.60m (5'7" x 5'3")



Fitted worktop with semi inset wash hand basin, mixer tap and storage unit beneath, triple mirror fronted medicine cabinet, coved ceiling, recessed LED ceiling spotlights, tiled floor, single radiator with thermostat.

## EN-SUITE BATHROOM

2.46m x 1.68m (8'1" x 5'6")



Recently refitted suite with chrome style fittings comprising: bath with tiled side panel, chrome mixer tap, wall mounted extendable shower, and glazed shower screen; low level dual-flush WC; and bidet. Fully tiled walls with decorative border tile, tiled floor, chrome ladder style dual-fuel towel radiator, recessed LED ceiling spotlights, extractor, and double glazed window with obscured glass.

## BEDROOM TWO

3.78m into bay x 2.84m (12'5" into bay x 9'4")



Double glazed bay window overlooking the rear with views towards open countryside, coved ceiling, ceiling light point, double radiator with thermostat, and built-in wardrobe with two sliding mirrored doors.

## BEDROOM THREE

3.40m x 2.90m (11'2" x 9'6")



Double glazed window overlooking the rear with views towards open countryside, coved ceiling, ceiling light point, single radiator with thermostat, and built-in double wardrobe with two sliding mirrored doors having hanging space and shelving.

## BEDROOM FOUR

3.25m x 3.07m (10'8" x 10'1")



Double glazed Velux roof light, double radiator with thermostat, built-in storage cupboard, and TV aerial point.

## FAMILY BATHROOM

2.97m x 2.16m (9'9" x 7'1")



Well appointed and recently refitted contemporary white suite with chrome style fittings comprising: bath with tiled side panel and Grohe mixer tap; walk-in tiled shower enclosure with Mira mixer shower and glazed shower screens; fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, chrome ladder style towel radiator, tiled floor, recessed LED ceiling spotlights, illuminated wall mirror, extractor, and double glazed bay window with display windowsill and obscured glass.

## OUTSIDE FRONT

Meadowbank occupies an elevated position along Seahill Road close to the centre of Saughall village and is approached via a large block paved driveway leading to a double garage with twin up and over doors. There is also a useful further block paved area to the side of the garage which leads to a flagged area at the rear of the