

FLOOR 1



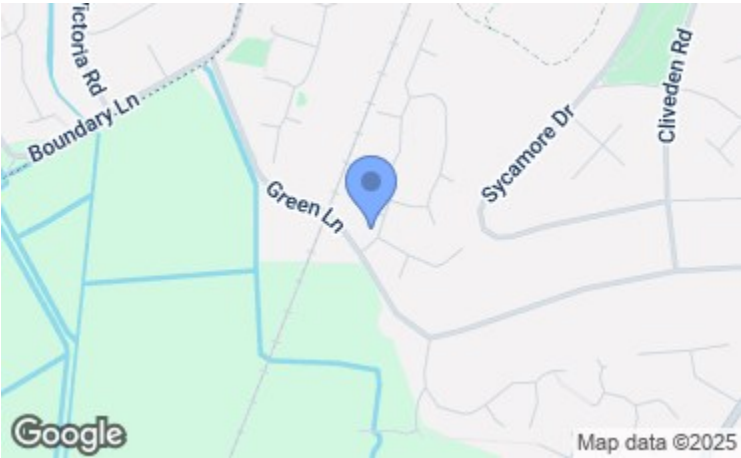
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 201 sq.ft. FLOOR 2: 203 sq.ft.
EXCLUDED AREAS: GARAGE 212 sq.ft.
TOTAL: 404 sq.ft.

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Matterport

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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3 Courtney Road
Saltney, Chester,
CH4 8PG

Plus VAT
£325,000

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.

* STUNNING OPEN-PLAN KITCHEN & DINING/FAMILY ROOM * FINISHED TO A HIGH STANDARD THROUGHOUT. A beautifully presented three bedroom detached house forming part of a modern development conveniently situated within easy reach of Chester city centre and local amenities in Saltney. The accommodation briefly comprises: entrance hall, downstairs WC, living room with bay window and feature fireplace, impressive open-plan breakfast kitchen with island unit and dining/family room with vaulted ceiling and French doors to outside, landing, principal bedroom with fitted bedroom furniture and en-suite shower room, bedroom two with fitted double wardrobe, bedroom three with fitted bedroom furniture and a well appointed family bathroom. The property benefits from UPVC double glazing and has gas fired central heating. Externally there is a lawned garden at the front with a gravelled driveway leading to a larger than average single garage incorporating a utility area. To the rear there is a porcelanosa tiled terrace with lawn, raised bed and shrub border being enclosed by wooden fencing. If you are looking for a well presented detached house with garage then we would strongly urge you to view.

LOCATION

The property is conveniently situated for local amenities in Saltney and about two miles from Chester city centre which offers excellent shopping and leisure facilities. Saltney provides a good range of shops including a Morrison's supermarket, schools for all ages and frequent buses into the City centre. The nearby Broughton Retail Park provides a further comprehensive range of shops, cinema and restaurants. There is also easy access available to the Business Park and A55 North Wales Expressway, which links into the motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL



UPVC double glazed entrance door, ceiling light point, radiator with radiator cover, vinyl wood effect flooring, spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the downstairs WC, living room and breakfast kitchen/dining and family room.

DOWNSTAIRS WC

1.65m x 0.79m (5'5" x 2'7")



White suite comprising: low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls, tiled floor, chrome ladder style towel radiator, two recessed LED ceiling spotlights, and UPVC double glazed window with obscured leaded glass.

LIVING ROOM

4.45m plus bay x 3.23m (14'7" plus bay x 10'7")



UPVC double glazed leaded bay window overlooking the front, two double radiators and thermostats, feature fireplace with composite marble insert and hearth housing a 'living flame' coal-effect gas fire, and ceiling light point with dimmer switch control.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane and take the fifth turning right into Circular Drive which leads into Green Lane. Then take the turning right after the bend into Courtney Road. The property will then be found after a short distance on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester County Council.

AGENT'S NOTES

- * Services - we understand that main gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property was extended and a new kitchen was fitted in 2018.
- * The boiler was installed in 2020 and has been annually serviced.
- * The family bathroom was installed in 2021.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION

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

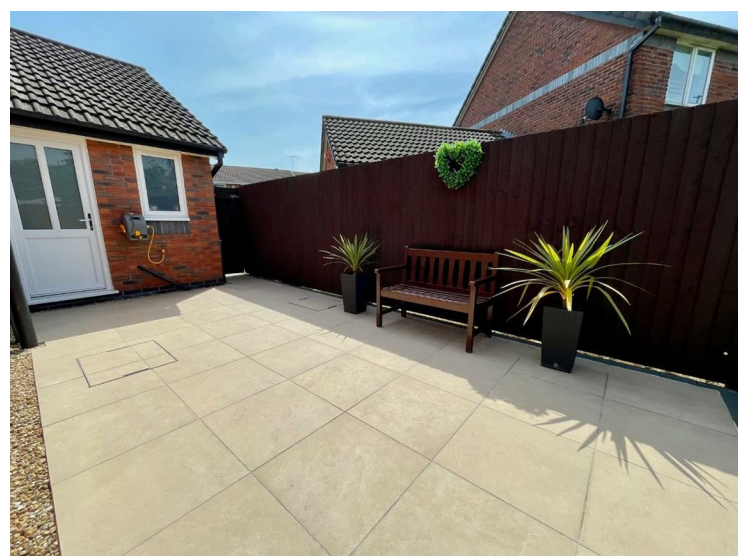
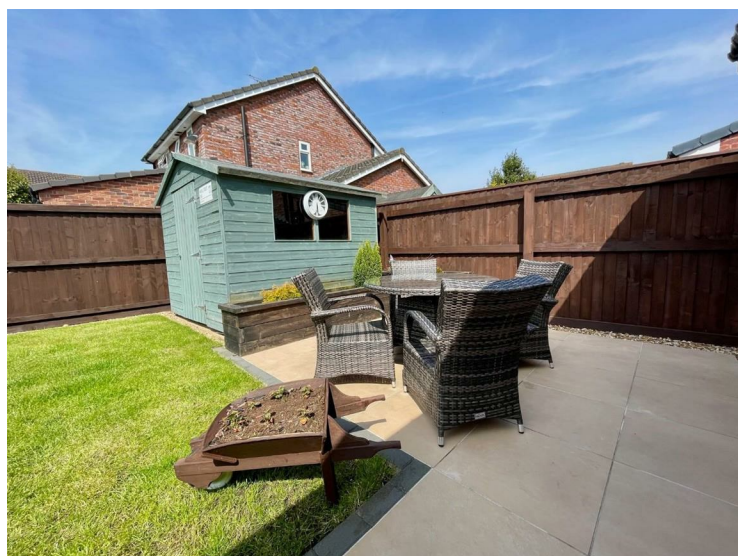
FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

OUTSIDE REAR



To the rear the garden has been attractively landscaped and designed for ease of maintenance with porcelain tiled terrace area, neatly laid lawn, raised bed and shrub border being enclosed by wooden fencing. Outside lighting, outside water tap, and timber built garden shed.



BREAKFAST KITCHEN/DINING AND FAMILY ROOM

6.38m x 5.21m (20'11" x 17'1")



A large open-plan room incorporating a breakfast kitchen and dining/family area.

BREAKFAST KITCHEN

5.28m x 2.95m (17'4" x 9'8")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset one and half bowl composite sink unit and drainer with mixer tap. Matching island unit with storage cupboards, drawers, wine rack and laminated wood effect worktop incorporating a small breakfast bar. Fitted four-ring Samsung induction touch control ceramic hob with splashback and extractor above, built-in Hotpoint electric double oven and grill, integrated dishwasher, space for tall fridge/freezer. under-cupboard spotlights, radiator with radiator cover, porcelain tiled floor, recessed LED ceiling

spotlights, and mains connected heat alarm. Wide opening to the dining/family room and personal door to the garage.



DINING/FAMILY ROOM

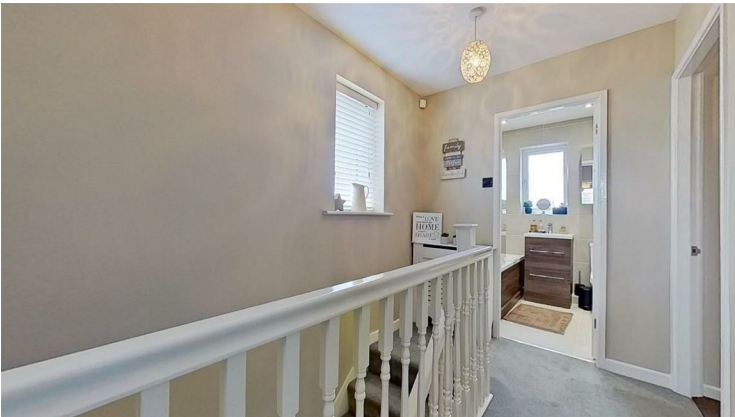
5.21m x 3.10m (17'1" x 10'2")



Feature vaulted ceiling with two double glazed roof lights, recessed LED ceiling spotlights, radiator with radiator cover, provision for wall mounted flat screen television, porcelain tiled floor, UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors to outside.



FIRST FLOOR LANDING



UPVC double glazed window with obscured glass to side, spindled balustrade, ceiling light point, radiator with radiator cover, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE
3.28m x 2.97m (10'9" x 9'9")



Fitted with a comprehensive range of bedroom furniture

incorporating double wardrobe with two sliding mirrored doors, a second double wardrobe with two sliding doors, two single wardrobes and over-bed storage cupboards. UPVC double glazed window overlooking the rear, ceiling light point, double radiator with thermostat, and TV aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
1.88m x 1.45m (6'2" x 4'9")



Well appointed suite comprising: tiled shower enclosure with wall mounted mixer shower, glazed shower screen and glazed door; low level dual-flush WC; wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls with a decorative border tile, chrome ladder style towel radiator, tiled floor, three recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO
2.95m x 2.95m plus door recess (9'8" x 9'8" plus door recess)



UPVC double glazed leaded window overlooking the front,

ceiling light point, double radiator with thermostat, and a full height fitted double wardrobe with hanging space and shelving.

BEDROOM THREE
2.62m x 2.26m (8'7" x 7'5")



Fitted with a comprehensive range of bedroom furniture incorporating a double wardrobe, single wardrobe, chest of drawers and single bed with drawer unit beneath and over-bed storage cupboards. Ceiling light point, double radiator with thermostat, and UPVC double glazed leaded window overlooking the front.

FAMILY BATHROOM
1.93m x 1.68m (6'4" x 5'6")



Well appointed and recently refitted suite in white with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic mixer shower, extendable shower attachment, canopy style rain shower head and glazed shower screen; vanity unit with wash hand basin,

mixer tap and two storage drawers beneath; and low level dual-flush WC. Fully tiled walls, tiled floor, chrome ladder style towel radiator, four recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT
To the front there is a neatly laid lawned garden with a gravelled driveway leading to a single garage. Outside lantern style light. External gas and electricity meter cupboards to side. There are gated pathways at each side providing access to the rear garden.

SINGLE GARAGE
6.63m x 2.51m (21'9" x 8'3")

A longer than average single garage with an up and over garage door, access to roof storage area, two ceiling light points, and painted garage floor. At the far end of the garage there is a fitted worktop with base cupboard and inset single bowl stainless steel sink unit and drainer with mixer tap, plumbing and space for washing machine, a wall mounted Baxi 800 combination condensing gas fired central heating boiler, UPVC double glazed window with obscured glass, UPVC double glazed door to outside, and personal door to the breakfast kitchen.