

53 Eaton Mews, Handbridge, Chester, CH4 7EJ

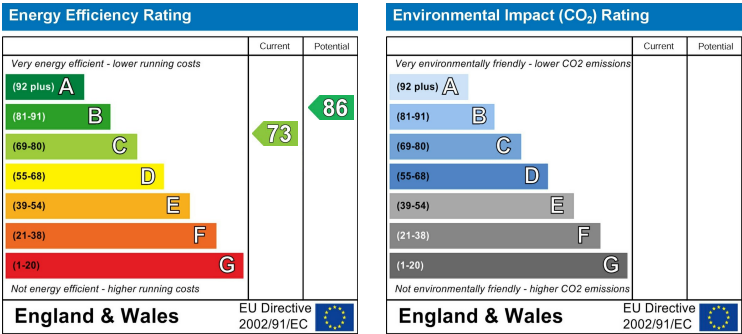
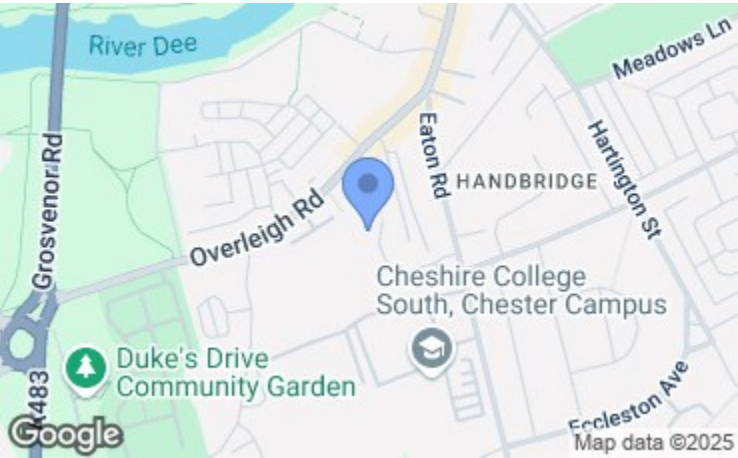
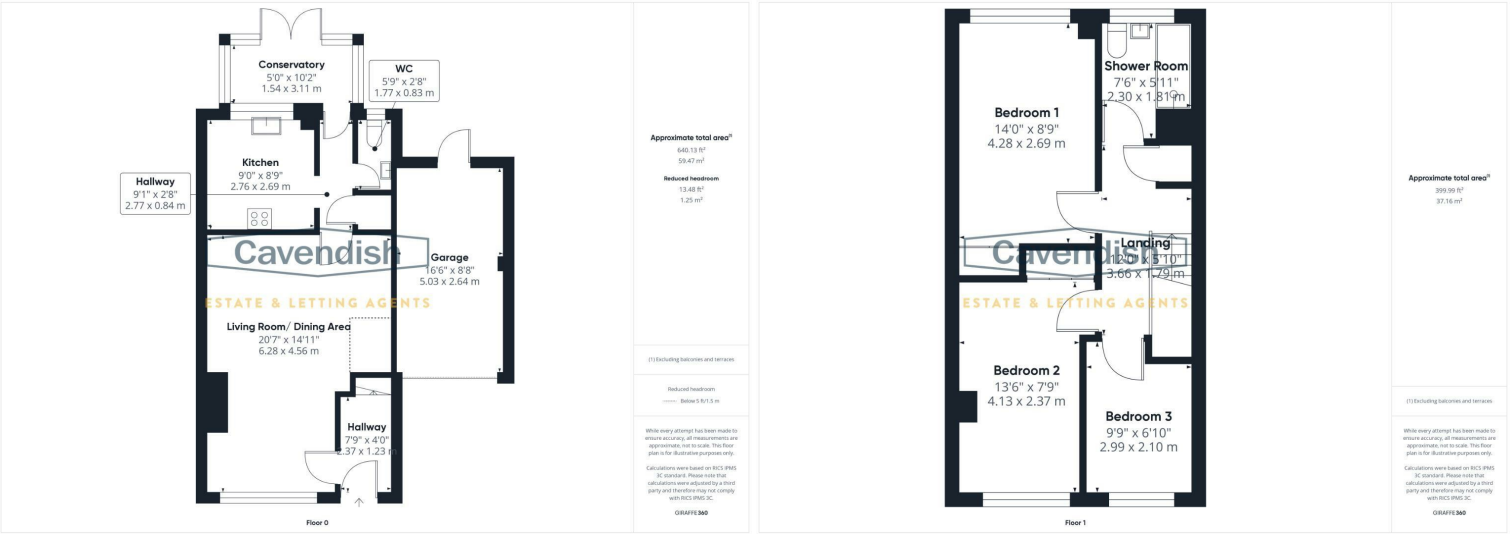
Cavendish
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53 Eaton Mews
Handbridge, Chester,
CH4 7EJ

Offers In Excess Of
£300,000

* CLOSE TO LOCAL AMENITIES * DRIVEWAY * SINGLE GARAGE * VIEWS TOWARDS PLAYING FIELDS AT THE REAR. A three bedroom Georgian style end terrace townhouse forming part of a small cul-de-sac development ideally situated off Eaton Road within the popular suburb of Handbridge. The property is ideally situated close to a wide range of local amenities within Handbridge itself and also within walking distance of both the river and city centre via the Old Dee Bridge. The accommodation briefly comprises: entrance hall, living room/dining area, inner hall, kitchen, pantry, downstairs WC, conservatory, landing, three bedrooms and shower room. The property benefits from gas fired central heating with a condensing boiler. Externally there is a small garden at the front with a block paved driveway at the side leading to a single garage. To the rear there is an enclosed paved garden. There is no onward chain involved in the sale of this property.

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.

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LOCATION

The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer 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 year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

APPROXIMATE DISTANCES

Approximate Distances: Chester city centre 1 mile, Chester Business Park 2 miles, Wrexham 12 miles, Mold 14 miles, Warrington 27 miles, Liverpool 27 miles, John Lennon Airport 30 miles, Manchester Airport 39 miles and Manchester 46 miles.

(Source RAC Route-planner)

THE ACCOMMODATION COMPRISES:**ENTRANCE HALL**

UPVC double glazed entrance door, tiled floor, ceiling light point, smoke alarm, radiator with radiator cover, cupboard housing the electric meter and electrical consumer board, cupboard housing the gas meter, and staircase to the first floor. Glazed door to living room/dining area.

LIVING ROOM/DINING AREA

6.32m x 3.25m narrowing to 4.60m (20'9" x 10'8" narrowing to 15'1")



Secondary glazed window overlooking the front, two ceiling light points, double radiator, chimney breast with decorative fireplace and pebble effect electric fire, laminate wood strip flooring, thermostatic heating controls, and central heating and hot water controls. Glazed door to rear hall.

AGENTS NOTES

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

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.

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

OUTSIDE FRONT

To the front of the property there is a small garden well stocked with a variety of shrubs. A block paved driveway at the side leads to a single garage. Outside light.

SINGLE GARAGE

5.18m x 2.62m (17' x 8'7")

With an up and over garage door, light point, power, wall mounted British Gas 330+ condensing gas fired central heating boiler, and personal door to the rear garden.

OUTSIDE REAR



To the rear there is a paved garden with mature shrubs and trees and wooden pergola. Outside light and outside water tap.



DIRECTIONS

From the Agent's Chester office proceed left towards the traffic lights and turn right into Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge, past the service station and at the fork in the road bear left into Eaton Road. Follow Eaton Road and take the first turning right in Eaton Mews. The property will then be found towards after some 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.



REAR HALL

2.79m x 0.81m (9'2" x 2'8")



Ceiling light point, laminate wood strip flooring, and hanging for cloaks. Doorway to kitchen, doors to the pantry store and downstairs WC, and part-glazed stable type door to the conservatory.

KITCHEN

2.77m x 2.72m (9'1" x 8'11")



Fitted with a range of base and wall level units incorporating drawers and cupboards with worktops. Inset single bowl stainless steel sink unit and drainer. Wall tiling to work surface areas. Fitted four-ring ceramic hob with extractor above, built-in electric fan assisted oven and grill, ceiling light point, internal window to the conservatory, tiled floor, and

double radiator with thermostat.

PANTRY

0.86m x 0.84m (2'10" x 2'9")

With fitted shelving.

DOWNSTAIRS WC

1.80m x 0.84m (5'11" x 2'9")



Comprising: low level WC; and wall mounted wash hand basin with tiled splashback. Vinyl floor covering, ceiling light point, and single glazed window with obscured glass.

CONSERVATORY

3.10m x 1.55m (10'2" x 5'1")



UPVC double glazed conservatory set on a brick built-base with a pitched polycarbonate roof, double opening doors to

the rear garden, wall light point, tiled floor, and feature exposed brickwork.

LANDING



Ceiling light point, smoke alarm, and built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors to bedroom one, bedroom two, bedroom three and shower room.

BEDROOM ONE

4.37m x 2.69m (14'4" x 8'10")



UPVC double glazed window overlooking the rear with views towards playing fields, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and built-in wardrobe with sliding mirrored door having hanging space and shelving.

VIEW TO REAR



BEDROOM TWO

4.17m x 2.39m plus door recess (13'8" x 7'10" plus door recess)



Secondary glazed window to front, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and built-in double wardrobe with hanging space and shelving.

BEDROOM THREE

3.00m x 2.11m max (9'10" x 6'11" max)



Secondary glazed window to front, ceiling light point, and single radiator with thermostat.

SHOWER ROOM

2.29m x 1.80m (7'6" x 5'11")



Comprising: tiled shower enclosure with glazed screen; wash hand basin with mixer tap; and low level WC. Mirror fronted medicine cabinet, double radiator with thermostat, fitted wall mirror, recessed LED ceiling spotlights, access to loft space, and UPVC double glazed window with obscured glass.