

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73 81
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**57 Thackeray Drive**  
Vicars Cross, Chester,  
CH3 5LP

**Price**  
**£525,000**

**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.

- \* Detached house with two storey extension at the rear and offers much more space than is usual for a house of this age..
- \* Spacious rooms including large entertaining area with engineered oak flooring and four double bedrooms, of which two are extremely spacious.
- \* Five minute walk from the Oldfield primary school which is a highly regarded feeder school for the Christleton High School, rated Outstanding and within the high school catchment area.
- \* Rare chance to have a detached house with open outlook at the front and rear, both are protected green spaces. The park at the front has over three hundred newly planted trees in a community orchard. The rear garden is south-west facing.
- \* Five minute walk to local shops including a chemist, library, hairdresser and only 150 metres from the Vicars Cross community centre offering a wide range of classes, e.g. pilates, box exercise, baby and toddler group and over fifties dance and movement.
- \* Easy motorway access and twice hourly bus service to the city centre from Green Lane at the end of the road.
- \* No onward chain and ready to move into including kitchen appliances, light fittings and carpets.



LOCATION



Chester city with its historic Roman amphitheatre, city walls circular walk, racecourse, canals and charming riverside combines all this, with a newly rebuilt Storyhouse theatre, thriving shops and a wide choice of restaurants. London's Euston station can be reached in just over 2 hours from the city's train station. Chester is also ideally situated midway between the north Wales coast and spectacular mountains, and the Pennines. The internationally famous Chester Zoo and major cities of Liverpool and Manchester are close by. Booking.com has ranked Chester as the only UK city in the world's ten most welcoming cities for 2025. In 2024 it received the Most Beautiful City accolade based on its architecture and the famous Chester Rows.

THE ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE

UPVC double glazed entrance door with double glazed side windows and engineered oak wood strip flooring. Opening to the reception hall.

RECEPTION HALLWAY

4.34m x 1.83m (14'3" x 6')



Ceiling light point, smoke alarm, double radiator with thermostat, telephone

master socket, thermostatic heating controls, and spindled staircase to the first floor. Doors to the living room, dining room, breakfast/kitchen and downstairs shower room.



LIVING ROOM

5.94m x 4.14m (19'6" x 13'7")



A large and light entertaining room featuring a Cornish slate fireplace with painted brick inset and a raised Cumbrian slate hearth housing a 'living flame' coal-effect gas burner, coved ceiling, four wall light points, double radiator with thermostat, oak skirting boards, engineered oak wood flooring, TV aerial point, and double glazed sliding patio doors to the rear garden. Double opening part-glazed doors to the dining room.



THACKERAY DRIVE PARK



DIRECTIONS

What3 Words: cones.verse.lace.

From the A51 Vicars Cross Road at the Shell garage traffic lights turn into Green Lane. Continue along Green Lane, passing the parade of shops and Oldfield Primary School. Then take the turning right into Thackeray Drive and the property will be found after a short distance on the right 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.

AGENT'S NOTES

\* The property was built around 1969.  
\* The property has recently been professionally decorated.  
\* The carpets, light fittings, blinds, fitted kitchen appliances, Rangemaster cooker and washing machine are all included in the sale.

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



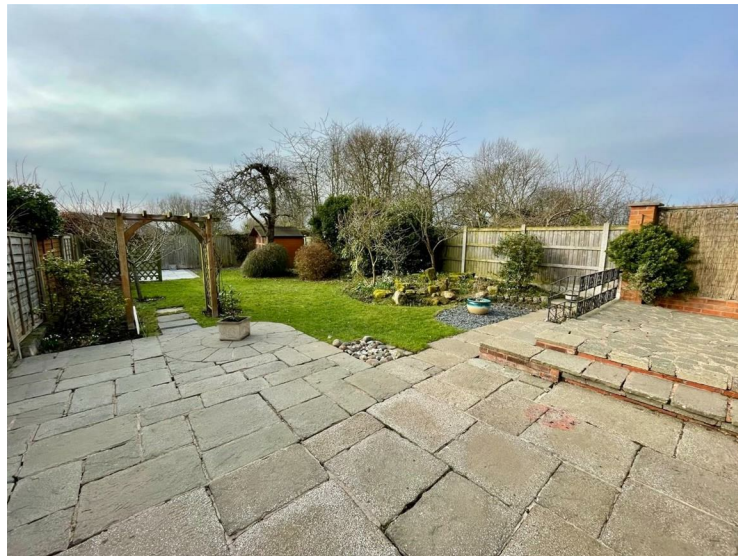
To the front there is a lawned garden with beech boundary hedge and a tarmac driveway leading to a single garage. A gated pathway at the side provides access to the rear garden. Outside sensor light to front and outside lantern style light to side. External gas meter cupboard.

SINGLE GARAGE

5.00m x 2.59m max (16'5" x 8'6" max)

With an up and over garage door, fluorescent strip light, electrical consumer unit, electric meter and water meter, and UPVC double glazed side personal door.

OUTSIDE REAR



To the rear the garden is of a larger than average size being laid to lawn with flagged patio areas and rockery, being enclosed by wooden fencing and well stocked with a variety of mature shrubs and trees to include magnolia, bay tree, rhododendron, mahonia and fruit trees to including a pear tree, apple tree and plum tree. Outside water tap, and outside power point. The rear garden enjoys a south-westerly facing aspect and backs onto school playing fields. At the far end of the garden there is a useful wooden shed.



DINING ROOM

4.55m x 3.07m (14'11" x 10'1")



UPVC double glazed bay window with display windowsill overlooking the front

and views towards the Thackeray Drive Park, double radiator with thermostat, deep coved ceiling with ceiling light point, TV aerial point, carbon monoxide alarm, and feature fireplace with composite stone inset and hearth housing a 'Living Flame' coal-effect gas fire.

KITCHEN

3.12m x 2.24m (10'3" x 7'4")



Fitted with a modern range of cream fronted Shaker style in-frame kitchen units incorporating drawers and cupboards with laminated wood effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Free-standing Range Master Toledo range style cooker with five-ring gas hob, double oven and grill with stainless steel splashback and extractor above. Integrated fridge/freezer and dishwasher, plumbing and space for washing machine (the washing machine is included in the sale), vinyl tile effect flooring, wooden panelled ceiling with ceiling light point, carbon monoxide alarm, and UPVC double glazed window overlooking the rear garden.

BREAKFAST ROOM

3.15m x 2.49m (10'4" x 8'2")



Wooden panelled ceiling with ceiling light point, vinyl tile effect flooring, double radiator with thermostat, and double glazed door to outside. Opening to the kitchen.

**PANTRY/BOILER ROOM**

1.40m x 0.61m (4'7" x 2')

Fitted shelving and wall mounted Worcester Greenstar 30SI combination condensing gas fired central heating boiler.

**DOWNSTAIRS SHOWER ROOM**



Modern white suite comprising: tiled shower enclosure with wall mounted mixer shower unit, extendable shower head and glazed door; vanity unit with wash hand basin, mixer tap and two storage drawers beneath; and low level dual-flush WC. Attractive wall tiling, tiled floor, chrome ladder style towel radiator, illuminated mirror fronted medicine cabinet with electric shaver point, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

**LANDING**



Spindled balustrade, built-in airing cupboard with slatted shelving and ladder style radiator, smoke alarm, ceiling light point, and access to part-boarded loft space with retractable aluminium ladder and light point. Doors to the Master Bedroom, bedroom two, bedroom three, bedroom four and the family bathroom.

**MASTER BEDROOM**

6.25m x 3.12m (20'6" x 10'3")



Very spacious bedroom with delightful views to the sunny rear garden with UPVC double glazed window overlooking the rear with views towards the primary school playing fields, three ceiling light points, single radiator with thermostat, tiled shower enclosure with Mira electric shower, glazed shower screen and wall mounted wash hand basin with tiled splashback and fitted wall mirror, and extractor.

**VIEW TO REAR**



**BEDROOM TWO**

5.23m max x 3.40m extending to 4.19m (17'2" max x 11'2" extending to 13'9")



A very spacious bedroom with a UPVC double glazed window overlooking the rear garden with views towards the primary school playing fields, TV aerial point, three ceiling light points, single radiator with thermostat, built-in double wardrobe with hanging space and shelving, tiled shower enclosure with thermostatic mixer shower, extractor and folding glazed door, and vinyl textured wood effect flooring.

**BEDROOM THREE**

3.71m to front of wardrobes x 3.12m (12'2" to front of wardrobes x 10'3")



UPVC double glazed window overlooking the front with views towards the Thackeray Drive Park and Community Centre playground, ceiling light point, two wall light points, single radiator with thermostat, and two fitted double wardrobes with hanging space, shelving and further storage cupboards above.

**BEDROOM FOUR**

3.25m x 2.11m plus door recess (10'8" x 6'11" plus door recess)



UPVC double glazed window overlooking the front with views towards the Thackeray Drive Park and Community Centre playground, ceiling light point, single radiator with thermostat, laminate wood strip flooring, and deep built-in wardrobe with fitted shelving, hanging rail and further storage cupboard above.

**FAMILY BATHROOM**

2.31m x 2.21m (7'7" x 7'3")



Modern white suite with chrome style fittings comprising: panelled bath with Mira electric shower over; pedestal wash hand basin; and low level WC. Vinyl marble effect flooring, chrome ladder style towel radiator, electric shaver point, ceiling light point, built-in cupboard with louvre door, large built-in linen cupboard with slatted shelving, wall tiling to bath and shower area, fitted wall mirror, and UPVC double glazed window with obscured glass.