



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(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	85
(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



**114 Allington Place**  
Handbridge, Chester,  
CH4 7DZ

**Price**  
**£275,000**

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.

\* DRIVEWAY PARKING & GOOD SIZED REAR GARDEN \* LIVING ROOM WITH LOG BURNER. A two bedroom end town house forming part of an established area within the popular suburb of Handbridge. The property is conveniently situated a short walk from the meadows and the river and the city centre is easily accessible via the old Dee bridge in Handbridge. The accommodation is well presented throughout and briefly comprises: entrance hall with decorative tiled floor, living room with exposed wooden floorboards and chimney fireplace housing a cast-iron log burner, dining kitchen with integrated cooking appliances and useful utility area with plumbing for a washing machine, landing, bedroom one with two windows overlooking the front, bedroom two and a spacious bathroom with shower bath. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a Worcester combination boiler. Externally there is a paved driveway at the front with shrub border and a further paved area at the side. To the rear there is a good sized lawned garden with decked seating area and flagged patio being enclosed by wooden fencing and privet hedging. If you are looking for a home which is ready to move into close to local amenities then we would strongly urge you to view.



## 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.

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL



UPVC double glazed entrance door, decorative tiled floor, wall cupboard housing the electric meter and electrical

consumer board, double radiator, ceiling light point, smoke alarm, and staircase to the first floor. Door to the living room.

### LIVING ROOM

4.24m x 3.94m (13'11" x 12'11")



Chimney breast with recessed fireplace and hearth housing a cast-iron log burner, ceiling light point, picture rails, double radiator with thermostat, exposed wooden floorboards, UPVC double glazed window overlooking the front with plantation style shutters, and useful built-in understairs storage cupboard with fitted shelving and light point. Door to dining kitchen.



By appointment through the Agents Chester Office 01244 404040

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

PS/PMW



### COUNCIL TAX

\* Council Tax Band B - Cheshire West and Chester.

### AGENT'S NOTES

- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The property is on water rates.
- \* The boiler was serviced in the summer of 2024.
- \* The chimney for the log burner was swept in autumn 2024.

### 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



### DINING KITCHEN

4.29m x 2.69m (14'1" x 8'10")



### VESTIBULE

0.81m x 0.76m (2'8" x 2'6")

UPVC double glazed window with obscured glass, and tiled floor. Opening to utility.

Fitted with a modern range of white high gloss fronted base and wall level units incorporating drawers, cupboards and wine rack with laminated wood effect worktops. Inset single bowl stainless steel sink and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above and built-in electric fan assisted oven and grill. Space for tall fridge/freezer, ceiling light point, double radiator with thermostat, laminate wood strip flooring, space for dining table and chairs, two UPVC double glazed windows overlooking the rear garden, and UPVC double glazed door to outside. Door to vestibule.

### 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. Take the second turning left into Appleyards Lane and at the cross roads continue straight across. Then take the first turning right into Allington Place and at the T junction turn left. 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.

**UTILITY**

1.75m x 0.79m (5'9" x 2'7")



Plumbing and space for washing machine, fitted shelving, wall mounted wash hand basin with tiled splashback, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

**LANDING**

UPVC double glazed obscured glass window, ceiling light point, smoke alarm, and access to loft space. Doors to bedroom one, bedroom two and bathroom.

**BEDROOM ONE**

5.23m max narrowing to 3.94m x 3.02m max (17'2" max narrowing to 12'11" x 9'11" max)



Two UPVC double glazed windows overlooking the front, single radiator with thermostat, and ceiling light point.

**BEDROOM TWO**

3.66m x 2.54m (12' x 8'4")



UPVC double glazed window overlooking the rear, ceiling light point, picture rails, and single radiator.

**BATHROOM**

2.67m x 2.57m (8'9" x 8'5")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, shower attachment and curved glazed shower screen; low level dual flush WC; and vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Wall tiling to bath and shower area, ladder style towel radiator, vinyl wood effect flooring, ceiling light point, built-in cupboard housing a Worcester combination condensing gas fired central heating boiler with slatted shelving, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**

To the front of the property there is a flagged driveway with shrub border and wooden edging being enclosed by wooden picket fencing. There is a further flagged area at the side with space for garden shed and bin storage. External gas meter cupboard. A wooden gate provides access to the rear garden.

**OUTSIDE REAR**



To the rear the garden is of a generous size and laid mainly to lawn with a decked seating area, flagged patio and, raised borders with wooden edging being enclosed by wooden fencing and privet hedge. Outside water tap and outside light.

