

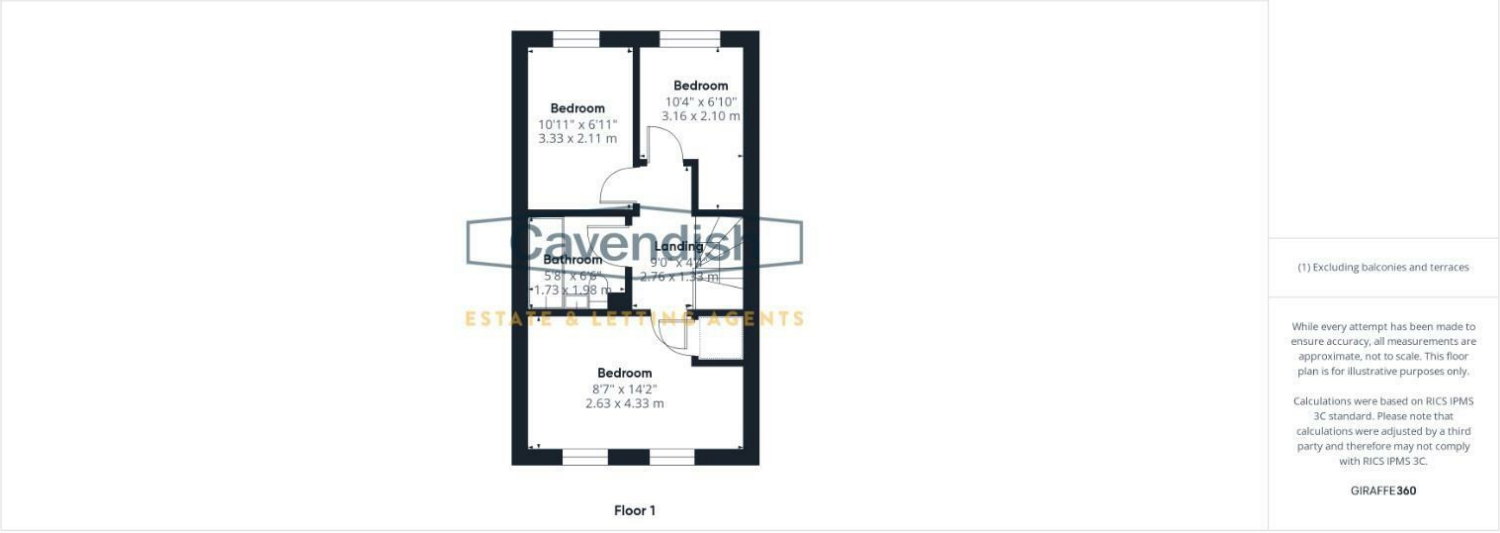
8 Harley Drive, Higher Kinnerton, Chester, CH4 9GG



Approximate total area<sup>(9)</sup>

685.44 ft<sup>2</sup>

63.68 m<sup>2</sup>




(1) Excluding balconies and terraces

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360




Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p><b>97</b></p> <p><b>84</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

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

**England & Wales**

EU Directive  
2002/91/EC



**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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## 8 Harley Drive

Higher Kinnerton, Chester,  
CH4 9GG

## Price

£269,500

A BEAUTIFUL SEMI-DETACHED HOME LOCATED ON A QUIET CUL DE SAC OFFERING A READY TO MOVE IN FINISH WITH NO ONWARD CHAIN. Throughout the property you will find contemporary decor and high quality fittings meaning you can move in immediately and put your feet up. The open plan lounge/diner is flooded with natural light and is a great size, the kitchen is fitted with a modern arrangement of wall and base units with space remaining for appliances. All of the bedrooms are of fantastic size and the family bathroom is fitted with a contemporary white suite. To complete the internal space there is a downstairs WC, essential for most families. Perfectly positioned on a much larger than average plot, this property really is the full package. The question is how quickly can you pack up and move in as there is no onward chain.



## LOCATION



The village of Higher Kinnerton is located on the Welsh/Cheshire border. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. The village centre has a shop, pubs, and a well regarded primary school. Buses run into Chester and Broughton and the A55 North Wales Expressway is within a few minutes' drive. The Broughton Retail Park with its Tesco superstore, a range of High Street shopping outlets and a recently opened cinema complex is approximately 2 miles away.

The property forms part of Kinnerton Meadows built by Elan Homes in the popular village Higher Kinnerton. Named Flintshire's best kept village six times. Higher Kinnerton is an idyllic setting at the foot of the Welsh mountains and delivers picturesque views all year round.

## THE ACCOMMODATION COMPRISES

## HALLWAY

3.27m x 1.11m (10'8" x 3'7")

You enter the property through a composite door into the hallway where internal doors lead to the living accommodation and the downstairs WC. There is a turned staircase rising to the first floor, a ceiling light point, radiator, power points, alarm panel, radiator, wood effect flooring.

## KITCHEN

3.26m x 2.19m (10'8" x 7'2")



The kitchen is fitted with a generous arrangement of cream wall and base units. The integrated appliances include a sink

and half with side drainer and mixer tap over, four ring gas hob with extractor fan over and an electric oven under, space and plumbing for a washing machine, space for larger style fridge/freezer, recessed ceiling spotlights, under counter spotlights, radiator, power points, UPVC window to the front elevation.



## DOWNSTAIRS WC

1.68m x 0.90m (5'6" x 2'11")



The downstairs WC is fitted with a two piece white suite to include a dual flush WC, wall mounted hand basin, central ceiling light point, extractor fan.

## LOUNGE/DINER

4.50m x 4.31m (14'9" x 14'1")



The open plan lounge/diner is a great size and has French doors leading out to the rear garden. There are two ceiling light points, radiator, power points, TV point, telephone point, wood effect flooring, internal door leading to the downstairs storage cupboard.



## STORAGE CUPBOARD

The understairs storage cupboard is fitted with shelving and is a great size.

## LANDING

2.76m x 1.33m (9'0" x 4'4")



The landing has internal doorways leading to the three bedrooms and family bathroom along with a hatch for loft access, ceiling light point, radiator, power points.

## BEDROOM ONE

2.63m x 4.33m (8'7" x 14'2")



Bedroom one is flooded with natural light via the two PVC windows and there is a large built-in storage cupboard fitted with hanging rail, central ceiling light point, power points, TV point, radiator.

## BEDROOM TWO

3.33m x 2.11m (10'11" x 6'11")



Bedroom two enjoys an aspect of the rear garden and is neutrally decorated, central ceiling light point, power points, TV point, radiator.

## BEDROOM THREE

3.16m x 2.10m (10'4" x 6'10")



Bedroom three has been fitted with hanging rails which is ideal for clothes storage, there is a PVC window to the rear elevation, central ceiling light point, radiator, power points, TV point, telephone point.

## BATHROOM

1.73m x 1.98m (5'8" x 6'5")



The family bathroom has been fitted with a three piece white suite to include a side panelled bath with shower over and glass shower screen, pedestal hand basin with mixer tap, dual flush WC, partly tiled walls, recessed ceiling spotlights, ceiling mounted extractor fan, radiator.

## GARDEN



The rear garden has been landscaped and is fully enclosed with fencing, larger than your average plot, there is a paved patio seating area which is perfect for entertaining during the summer months, a paved walkway leading to a shed, raised decking, rest of the garden is laid to lawn for a low maintenance yet aesthetically pleasing finish. Pedestrian access can be found via a gate to the side of the property which leads directly to the allocated parking which will accommodate two vehicles and the rest of the frontage is laid to lawn with well stocked borders.



## DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards Kinnerton, passing through Gorstella and Lower Kinnerton. Follow the road into village and at The Royal Oak Public House turn right into Kinnerton Lane. Then take the third turning left into Jones Way. Follow the road around to the right and Harley Drive will be found ahead of you.

## COUNCIL TAX

Flintshire County Council - Tax Band D

## TENURE

Freehold - To be confirmed by the purchasers solicitor

## AGENTS NOTES

- \* No onward chain
- \* Gas central heating
- \* Off road parking
- \* Larger than average plot

## 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.

CC/PMW