

40 Gladstone Avenue, Chester, CH1 4JU



Approximate total area<sup>m</sup>

785.33 ft<sup>2</sup>

72.96 m<sup>2</sup>

Reduced headroom

4.15 ft<sup>2</sup>

0.39 m<sup>2</sup>

(1) Excluding balconies and terraces

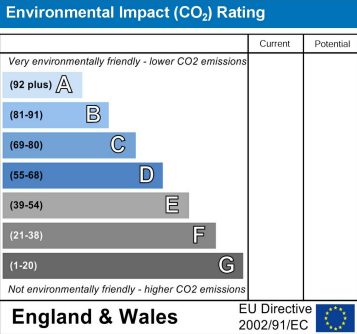
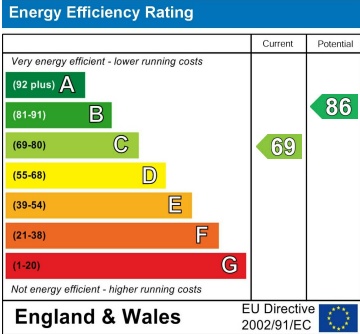
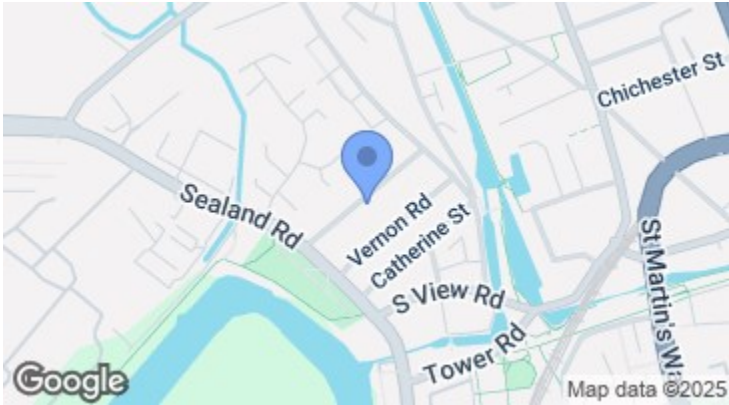
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Cavendish**

ESTATE AGENTS

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**40 Gladstone Avenue**  
Chester,  
CH1 4JU

**Price**  
**£292,500**

**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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A BEAUTIFUL CITY CENTRE HOME THAT HAS BEEN COMPLETELY TRANSFORMED TO OFFER THE NEW OWNER A READY TO MOVE IN FINISH, PERFECTLY POSITIONED ON A QUIET ROAD JUST OUTSIDE OF THE HISTORIC CHESTER WALLS, THIS PROPERTY IS THE PERFECT LOCATION FOR ANYONE WANTING AN ARRAY OF LOCAL AMENITIES WITHIN A STONES THROW OF THEIR FRONT DOOR. Upon entering the property you will instantly appreciate the standard of renovation that has taken place here. Natural light flows through the open plan lounge/dining room and a feature fire creates a focal point to the room. The contemporary kitchen is fitted with a great amount of storage and comes complete with integrated appliances for a neat finish. Both of the bedrooms are a fantastic size and the family shower room has been completely overhauled and now comes complete with an extra large walk-in shower complete with rainfall shower head. Both the front and rear gardens have been landscaped with low maintenance in mind. The rear garden in particular is a wonderful size and fully enclosed, laid with a slate paved patio area which is perfect for entertaining during the summer months. On-street parking can be found to the front of the property and with no onward chain, the question is, how quickly can you move into this character filled home?



LOCATION

The property is ideally situated for the amenities of Chester City Centre and the Greyhound Retail Park. The city centre provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. There a Tesco, Aldi, Lidl and ASDA supermarket situated close by. The location is also convenient for daily travel to neighbouring industrial and commercial centres via the Chester inner ring road which leads to the M53 and the motorway network. There are regular train services from Chester's main station.

THE ACCOMMODATION COMPRISES



Composite door leading to Hallway.

HALLWAY

0.87m x 3.35m (2'10" x 10'11")

Staircase rising to first floor, power points, radiator and internal door with frosted glass insert leading through to Lounge.

LOUNGE

3.08m x 4.55m (10'1" x 14'11")



The lounge is a great size and flooded with natural light via the walk-in bay window to the front elevation. There is a fire fitted with an electric cast iron stove, built-in unit fitted with shelving. Central ceiling light point, PVC window to front elevation, radiator and power points. The lounge has been opened through to the Dining Room.

DINING ROOM

4.04m x 3.62m (13'3" x 11'10")



The dining room has a feature fireplace and a cupboard for storage under the stairwell. There is an opening leading through to the Kitchen, central ceiling light point, PVC window to the rear elevation, radiator and power points. The room has been decorated to a high standard.



KITCHEN

2.72m x 2.99m (8'11" x 9'9")



The kitchen has been fitted with a contemporary arrangement of matt grey wall and base units to incorporate an inset sink with side drainer and mixer tap over, a larder style integrated fridge freezer, four ring gas hob with exposed extractor hood over, built-in microwave, integrated electric oven, integrated dishwasher and an integrated washing machine. French doors lead out to the rear garden, PVC window to the side elevation, power points, wood-effect flooring and recessed ceiling spotlights.



LANDING

1.52m x 3.63m (4'11" x 11'10")



Internal doors leading to two bedrooms and family bathroom plus there is a hatch for loft access, power points and central ceiling light point.

BEDROOM ONE (MASTER)

4.07m x 3.94m (13'4" x 12'11")



The master bedroom is a fantastic size and will easily accommodate a king sized bed if desired. Central ceiling light point, power points and radiator, PVC window to front elevation.

BEDROOM TWO

2.46m x 3.61m (8'0" x 11'10")



Again, the second bedroom will accommodate a double bed, there is a PVC window to the rear elevation, central ceiling light point, radiator and power points.

FAMILY SHOWER ROOM

2.73m x 2.99m (8'11" x 9'9")



The family shower room has been completely overhauled and is a fantastic size. Now fitted with a three piece contemporary suite to include a large hand basin with mixer tap over and storage space under, a dual flush WC, a double width/length shower cubicle fitted with a rainfall shower and separate shower attachment. Partly tiled walls, PVC window to the rear elevation, radiator. The shower room does also have plumbing in place for a bath to be installed if desired by the new owners.

OUTSIDE FRONT



The front of the property is enclosed with hedgerow and

access is provided via a cast iron gate. The pathway leading to the front door has been laid with slate tiles.

OUTSIDE REAR



The rear garden has been completely transformed in recent years, fully enclosed with both fencing and hedgerow, this is the perfect space to entertain. There is a paved patio seating area with paved walkway leading to the rear and the rest of the garden is laid to lawn with raised borders that have been stocked with a mix of trees and shrubs. At the rear of the garden, there is a concealed storage area fitted with a shed.



DIRECTIONS

Proceed along Grosvenor Street to the roundabout and take the third exit onto Nicholas Street. At the second set of traffic lights turn left into Lower Watergate Street, passing the Chester Racecourse on the left hand side. Follow the road under the bridge and along New Crane Street which leads into Sealand Road. Then take the turning right after

Tower Road into South View Road, and then the second turning left into Whipcord Lane. Follow Whipcord Lane and Gladstone Avenue will be found after some distance on the left hand side.

AGENTS NOTES

- \* Fully renovated home
- \* Gas central heating
- \* New damp proof coursing
- \* Plumbing for a bath in the shower room if desired
- \* Landscaped garden
- \* On street parking

TENURE

Freehold - to be confirmed by the purchasers solicitor

COUNCIL TAX

Cheshire West and Chester - Tax Band B

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 - for identification purposes only, not to scale.

CC/SC