

15 Windermere Avenue, Plas Newton, Chester, CH2 2PT

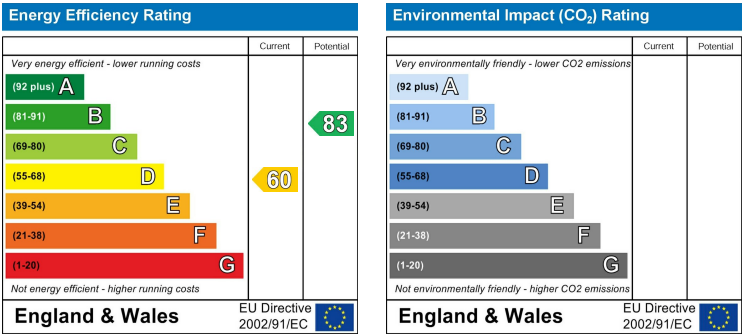
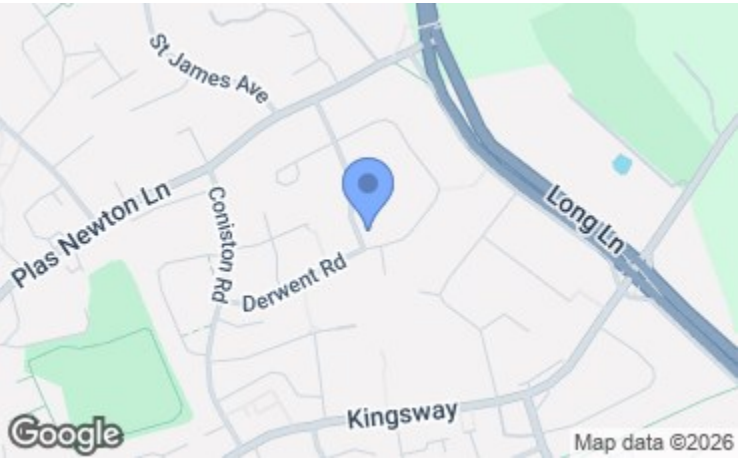
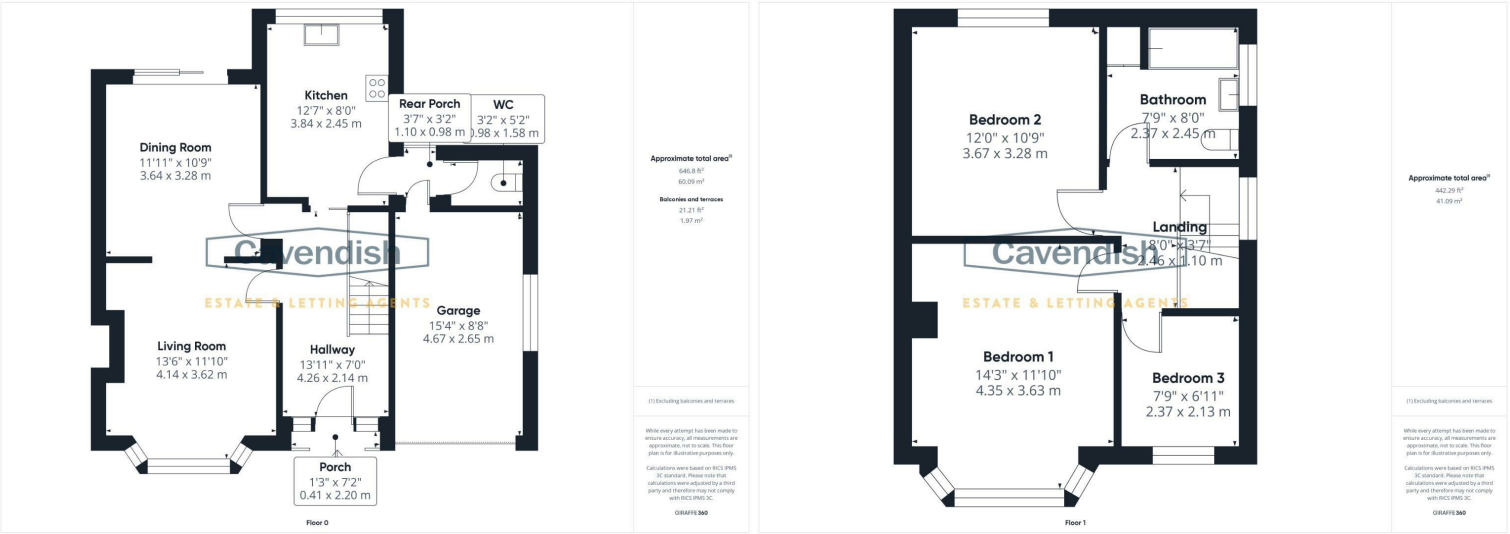
Cavendish  
ESTATE AGENTS

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15 Windermere Avenue  
Plas Newton, Chester,  
CH2 2PT

Price  
£325,000

**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.

\* CORNER PLOT WITH GARDENS TO THE FRONT, SIDE AND REAR \* NEWLY REDECORATED & NEW FLOORING. An attractive three bedroom semi-detached house forming part of an established and popular residential area conveniently situated off Plas Newton Lane in Chester. The accommodation briefly comprises: open porch, entrance hallway, living room with bay window overlooking the front, dining room with patio doors to the rear garden, fitted kitchen, landing, three bedrooms and bathroom with shower over the bath. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a combination boiler. Externally, there are lawned gardens at the front and side, a flagged driveway leading to a single garage and an enclosed lawned rear garden with patio. The property is newly decorated throughout with new carpets and flooring and is ready to move into.

## LOCATION

The property is conveniently situated for local amenities including a nearby parade of shops along Kingsway, and both primary and secondary schooling. The property is also within easy reach of Chester Station and the suburb of Hoole which provides a wide range of excellent shops including a butcher, chemist, fishmonger, florists, delicatessen, boutiques and restaurants. There is a regular bus service into the city centre and it is also only a few minutes drive from the M53/M56 with its links to the national motorway networks.

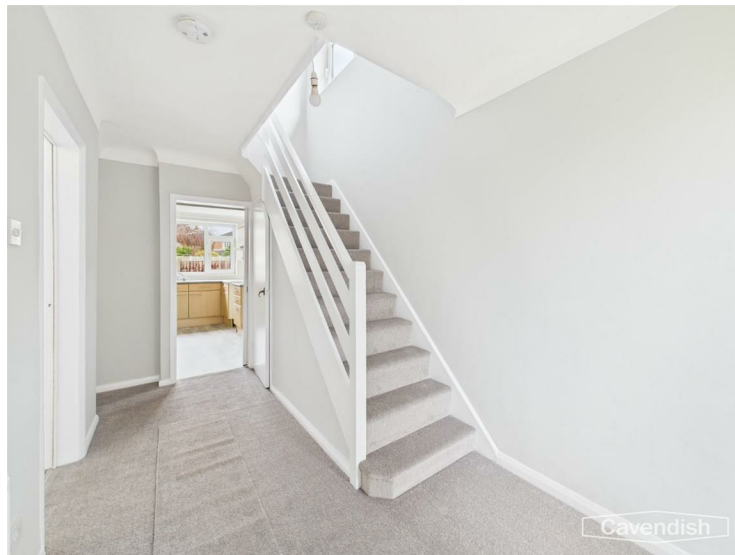
## THE ACCOMMODATION COMPRISES:

### PORCH

Arched brick entrance porch with tiled step, and outside light. UPVC double glazed entrance door with double glazed side panels to the entrance hall.

### ENTRANCE HALL

4.24m x 2.13m (13'11" x 7')



Telephone point, and staircase to the first floor with built-in understairs storage cupboard. Doors to the living room and dining room, and sliding door to the kitchen.

## LIVING ROOM

4.17m into bay x 3.61m (13'8" into bay x 11'10")



UPVC double glazed bay window overlooking the front, ceiling light point, double radiator with thermostat, and TV aerial connection. Opening to dining room.

## DINING ROOM

3.66m x 3.30m (12' x 10'10")



Ceiling light point, double radiator with thermostat, and UPVC double glazed sliding patio doors to the rear garden.



## DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. At the Fountains roundabout proceed straight across, passing the Northgate Arena on the left, and at the next roundabout take the first exit towards Hoole over the Hoole Bridge. Continue along Hoole Road and take the third turning left into Newton Lane. Follow Newton Lane over the bridge which leads into Plas Newton Lane. Follow Plas Newton Lane past the Firs School and the Church. Then take the turning right after Coniston Road into Windermere Avenue. Follow Windermere Avenue and the property will be found after some distance on the left hand side.

## TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

## COUNCIL TAX

\* Council Tax Band - D Cheshire West & Chester Council.

## AGENT'S NOTES

\* Services - 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 £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.

PS/PMW

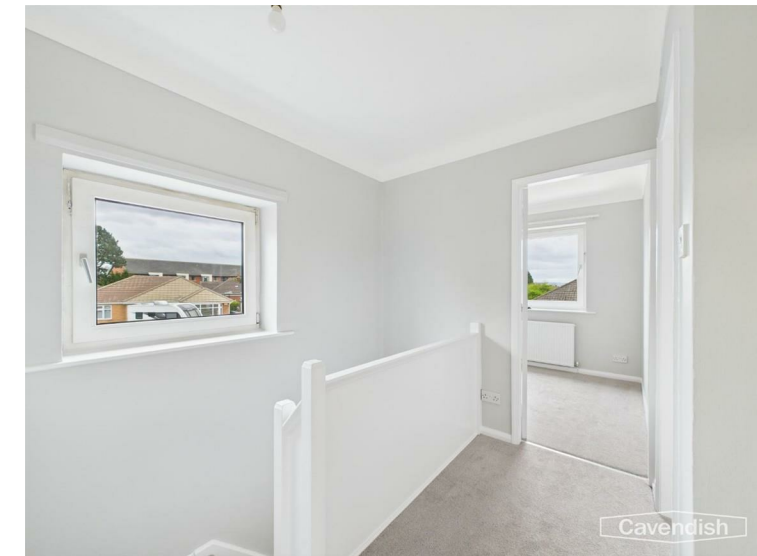
## KITCHEN

3.66m x 2.41m (12' x 7'11")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Space for gas or electric cooker with extractor above, plumbing and space for washing machine, space for tall fridge/freezer, ceiling light point, vinyl wood effect flooring, double radiator with thermostat, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to the rear porch.

## LANDING



UPVC double glazed window to side, access to loft space, ceiling light point, smoke alarm, and wooden balustrade. Doors to bedroom one, bedroom two, bedroom three and bathroom.

## BEDROOM ONE

4.37m into bay x 3.61m (14'4" into bay x 11'10")



UPVC double glazed bay window overlooking the front, ceiling light point, TV aerial lead, single radiator with thermostat, and telephone point.

### BEDROOM TWO

3.68m x 3.28m (12'1" x 10'9")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

### BEDROOM THREE

2.39m x 2.13m (7'10" x 7')



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

### BATHROOM

2.44m x 2.36m (8' x 7'9")



White suite comprising: panelled bath with Mira Sport electric shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Part-tiled walls, extractor, ceiling light point, single radiator with thermostat, vinyl wood effect flooring, UPVC double glazed window with obscured glass, and built-in cupboard housing a Main Eco Compact combination condensing gas fired central heating boiler.

### OUTSIDE FRONT



To the front there is a lawned garden with newly planted hedge, and flagged driveway with brick pillars leading to a

single garage.



### OUTSIDE SIDE

There is a further paved area at the side and large lawn enclosed by wooden fencing and low brick walling with shrub border and newly planted hedge. A wooden gate at the side provides access to the rear garden.

### DRIVEWAY

#### SINGLE GARAGE

4.65m x 2.62m (15'3" x 8'7")

With an up and over garage door, single glazed window to side, light point, electrical consumer board, electric meter, double power point, and gas meter. Door to rear porch.

### REAR PORCH

Open rear porch with tiled floor. Door to outside WC and opening to the rear garden.

### OUTSIDE WC

3.71m x 0.94m (12'2" x 3'1")

Low level WC and light point.

### OUTSIDE REAR



To the rear there is a small lawned garden and flagged patio with decorative stone being enclosed by concrete sectional and wooden panelled fencing.

