

31 Ashfield Crescent, Blacon, Chester, CH1 5AU

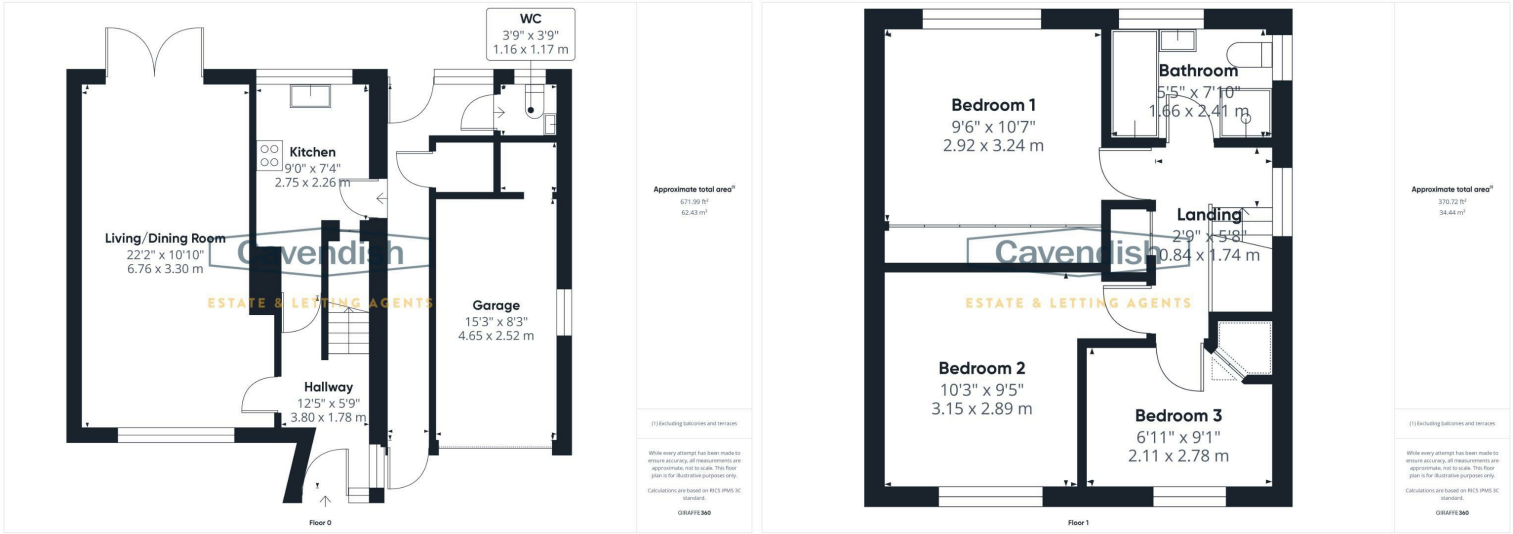
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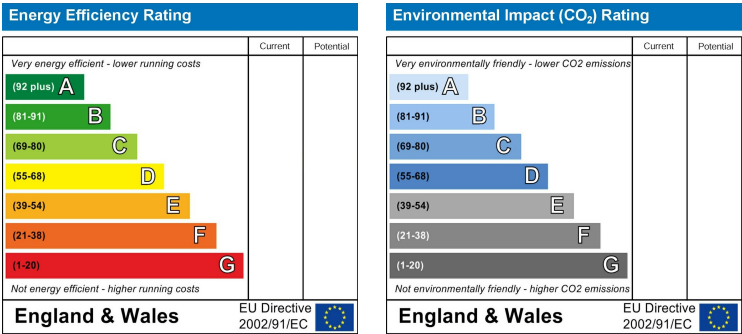
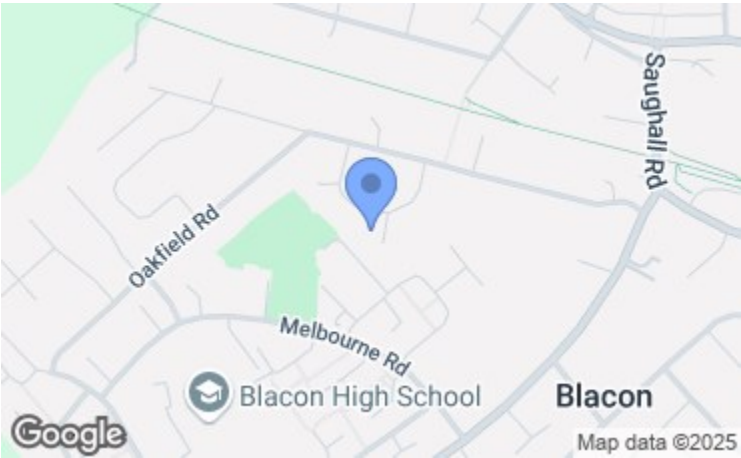
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31 Ashfield Crescent
Blacon, Chester,
CH1 5AU

Offers Around
£235,000

* DELIGHTFUL CUL-DE-SAC POSITION * NO ONWARD CHAIN * GENEROUS SIZE PLOT. A three bedroom semi-detached house occupying a pleasant cul-de-sac position within the much sought after area of Ashfield Crescent in Blacon. The accommodation briefly comprises: entrance hallway, living room/dining area with double opening French doors to the garden, fitted kitchen with built-in pantry store, side passage with downstairs WC and store room, landing, three bedrooms and bathroom with separate shower. The property benefits from gas fired central heating and has UPVC double glazed windows. The property was re-roofed in 2024. Externally, there is an easy to maintain paved garden at the front with raised beds and a gated driveway leading to a single garage. To the right hand side of the driveway there is also a further garden area with decorative stone. To the rear there is a lawned garden with seating area and stocked borders which is enclosed by wooden fencing. There is no onward chain involved in the sale of this property.



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.



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LOCATION



The location is convenient for daily travel to Chester and neighbouring centres via the Chester inner ring road which leads to the M53 and the motorway network. There are local shopping and schooling facilities in Blacon and regular buses run into Chester. Easy access is available to the Greyhound Retail Park where there is a wide variety of shops, restaurants and an Asda Supermarket.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL



UPVC double glazed entrance door, UPVC double glazed windows with obscured glass, double radiator, coved ceiling, ceiling light point, wall cupboard housing the electric meter

and fuse box, telephone master socket, smoke alarm, and staircase to first floor. Part-glazed doors to the living room/dining area and kitchen.

LIVING ROOM/DINING AREA

6.81m x 3.33m extending to 3.86m (22'4" x 10'11" extending to 12'8")



Feature fireplace with composite stone insert and hearth and fitted Baxi gas fire with back boiler providing for the central heating, coved ceiling with three ceiling spotlights, two single radiators, TV aerial point, telephone point, thermostatic heating controls, UPVC double glazed window overlooking the front, and UPVC double glazed French doors to the rear garden.



fired boiler in bedroom three which provides the domestic hot water.
* In November 2024 a new tiled roof was fitted together with UPVC fascia boards and replacement guttering and dry verges.

not to scale.

PS/PMW

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,

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SINGLE GARAGE

4.67m x 2.49m (15'4" x 8'2")

With an up and over garage door, gas meter, fluorescent strip light, and UPVC double glazed window to side. At the top of the garage there is also a useful store area.

OUTSIDE REAR



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street, which leads into St Martin's Way. At the Fountains roundabout take the first exit and continue along the A540 Parkgate Road. At the traffic lights turn left into Cheyney Road passing the University of Chester. Continue straight across at the next two sets of traffic lights into Saughall Road and shortly before the bridge turn left into Western Avenue and then immediately right into Highfield Road. Follow Highfield Road and take the first turning left into Ashfield Crescent, then take the next turning left into the small cul de sac and the property will be observed on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers must verify this through their solicitor.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

* There is a fitted Baxi gas fire in the living room which provides for the central heating system and a separate gas



KITCHEN

2.74m plus doorway x 2.26m (9' plus doorway x 7'5")



Fitted with a modern range of white fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas, space for electric cooker with extractor above, plumbing and space for washing machine, space for fridge, double radiator, tiled floor, wall mounted central heating controls, two ceiling light points, built-in downstairs pantry with double power point, and UPVC double glazed window overlooking the rear garden. Wooden panelled door with double glazed insert to the side passageway.

LANDING



UPVC double glazed window to side, access to loft space, ceiling light point, and built-in linen cupboard. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.56m into wardrobe x 3.23m plus door recess (11'8" into wardrobe x 10'7" plus door recess)



Fitted with a range of bedroom furniture incorporating two double wardrobes and a single wardrobe to the length of one wall with storage cupboards above, ceiling light point, single radiator, and UPVC double glazed window overlooking the rear garden.

BEDROOM TWO
3.15m x 2.90m plus door recess (10'4" x 9'6" plus door recess)



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

BEDROOM THREE
2.77m x 2.11m (9'1" x 6'11")



Fitted cupboard housing a Biasi gas boiler fitted in 2023, providing for the domestic hot water, dressing table with fitted wall mirror and storage cupboards above, over=stairs storage cupboard, ceiling light point, single radiator, and UPVC double glazed window overlooking the front.

BATHROOM
2.39m x 1.68m (7'10" x 5'6")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap; tiled shower enclosure with Bristan thermostatic mixer shower, glazed shower screen and glazed door, all renewed in 2024; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Fully tiled walls, single radiator, ceiling light point, tiled floor, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



The property forms part of a small cul-de-sac. To the front there is an easy to maintain paved garden with raised beds

being enclosed by low brick walling and wooden fencing. A driveway with double opening metal gates leads to a single garage. There is also a further garden area to the right hand side of the driveway with decorative stone.



SIDE PASSAGEWAY



Polycarbonate roof, wall light point, exposed brickwork, part-glazed door to the front garden, door to store cupboard, door to downstairs WC, UPVC double glazed window to rear, and part-glazed door to the rear garden.

DOWNSTAIRS WC
1.19m x 1.12m (3'11" x 3'8")



Low level WC, wall mounted wash hand basin with tiled splashback, tiled floor, fitted shelf, towel rail, wall light, and UPVC double glazed window with obscured glass.

STORE ROOM
1.14m x 0.99m (3'9" x 3'3")
With single power point and fitted shelving.