

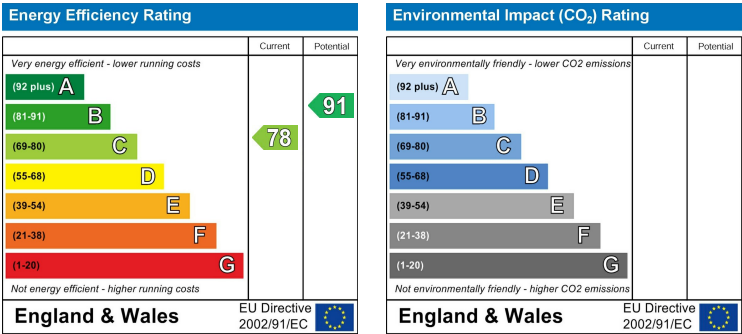
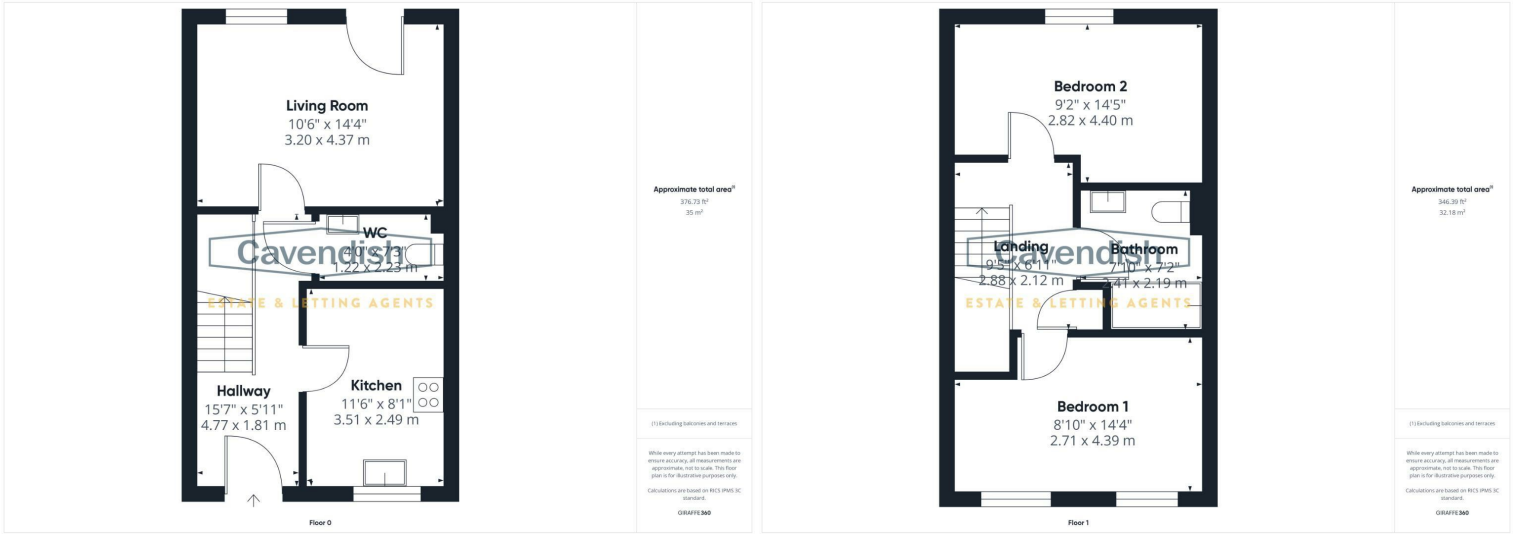
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6 Arnhem Way

Saughton, Chester,  
CH3 6GF

Price  
£235,000

**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.

\* PRESTIGIOUS DEVELOPMENT \* CLOSE TO THE HUNTINGTON COMMUNITY PRIMARY SCHOOL

\*LONG TARMAC DRIVEWAY WITH PARKING FOR TWO CARS. An attractive two bedroom townhouse forming part of the prestigious Crown Park Development off Sandy Lane in Saughton. The property was built by Bovis Homes and briefly comprises: entrance hall, downstairs WC, fitted kitchen, living room, first floor landing, two good size bedrooms and bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is an easy to maintain garden at the front with decorative stone and a flagged pathway. To the rear there is an enclosed garden with artificial grass and paving. There is also a long tarmac driveway. Viewing highly recommended.



LOCATION

The Crown Park development in Saughton is situated close to local shops in Huntington, and there is a Sainsbury's superstore nearby in Great Boughton. There are schools for all ages in the immediate vicinity, and buses run at frequent intervals into Chester. The City centre is within a short drive and provides extensive shopping and leisure facilities. The M53 motorway and the A55 North Wales Trunk Road are both close at hand providing easy access to neighbouring industrial and commercial centres.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH

Contemporary outside light, and composite double glazed entrance door to the entrance hall.

ENTRANCE HALL



Double radiator, electrical consumer board, telephone point, hanging for cloaks, two ceiling light points, mains connected smoke alarm, laminate wood strip flooring, digital thermostatic heating controls, and spindled staircase to the first floor with built-in understairs storage cupboard. Doors to the living room, kitchen and downstairs WC.

DOWNSTAIRS WC

2.24m x 1.22m (7'4" x 4')



Comprising: low level dual-flush WC; and pedestal wash hand basin with mixer tap and tiled splashback. Single radiator with thermostat, fitted wall mirror, vinyl tile effect flooring, ceiling light point, and extractor.

LIVING ROOM

4.39m x 3.20m (14'5" x 10'6")



UPVC double glazed window overlooking the rear, composite double glazed door to outside, two ceiling light points, two double radiators with thermostats, TV aerial point, and telephone point.



KITCHEN

3.53m x 2.49m (11'7" x 8'2")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops and matching upstands. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring Hotpoint gas hob with stainless steel splashback, Hotpoint extractor above, and built-in Hotpoint electric fan assisted oven and grill. Plumbing and space for washing machine, space for tall fridge/freezer, ceiling light point, Vent-Axia extractor, double radiator with thermostat, vinyl tile effect flooring, and UPVC double glazed window overlooking the front.

LANDING



Spindled balustrade, access to loft space, ceiling light point, mains connected smoke alarm, and built-in linen cupboard. Doors to bedroom one, bedroom two and bathroom.



BEDROOM ONE

4.39m max x 2.72m max (14'5" max x 8'11" max)



Two UPVC double glazed windows overlooking the front, ceiling light point, digital thermostatic heating controls, and single radiator.

BEDROOM TWO

4.39m x 2.79m max (14'5" x 9'2" max)



UPVC double glazed window overlooking the rear, single

radiator with thermostat, telephone point, and fitted desk top to recess.

BATHROOM

2.39m x 2.18m (7'10" x 7'2")



White suite with chrome style fittings comprising: panelled bath with Triton electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Single radiator with thermostat, ceiling light point, vinyl tile effect flooring, and electric shaver point.

OUTSIDE FRONT



To the front there is an easy to maintain garden with decorative stone and flagged pathway to the entrance door. External electric meter cupboard and gas meter cupboard.

OUTSIDE REAR



To the rear there is an easy to maintain garden with artificial grass and paving being enclosed by wooden panelled fencing. Outside LED sensor spotlight, outside water tap, and timber built garden shed. Pedestrian access is available to the rear.



DRIVEWAY



To the rear of the property accessed via Malayan Place there is a long tarmac driveway.

DIRECTIONS

From the Agent's Chester office proceed out of the City through The Bars in Boughton and continue along the dual carriageway to Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into Chester City. Then take the first turning left into Sandy Lane and follow the road, passing the Red House Public House on the right hand side, which leads into Chester Road. Follow the Chester Road through Huntington and at the mini roundabout next to the Rake & Pikel turn left into Sandy Lane. Then take the turning left into Highlander Road. Follow Highlander Road and at the roundabout take the turning left into Arnhem Way. The property will then be found after a short distance on the right hand side.

TENURE

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

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 a water meter.

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