

16 Greenway Street, Handbridge, Chester, CH4 7JS

Cavendish
ESTATE AGENTS

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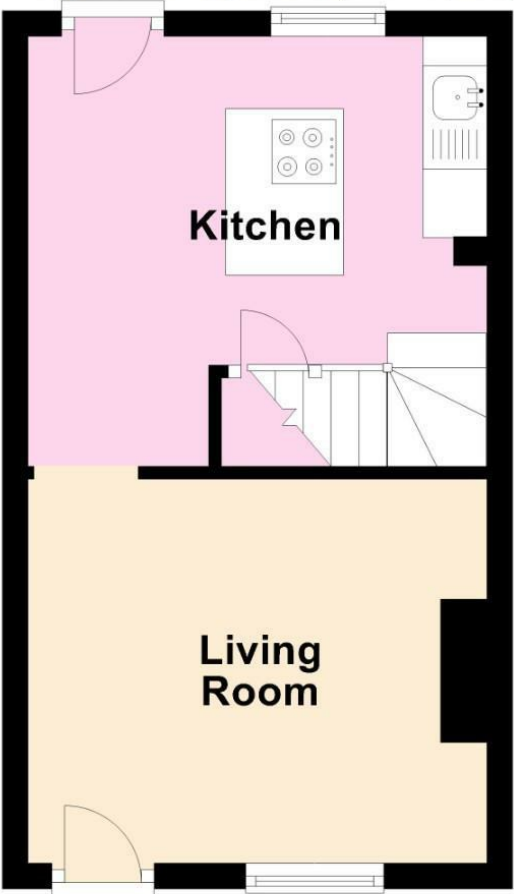


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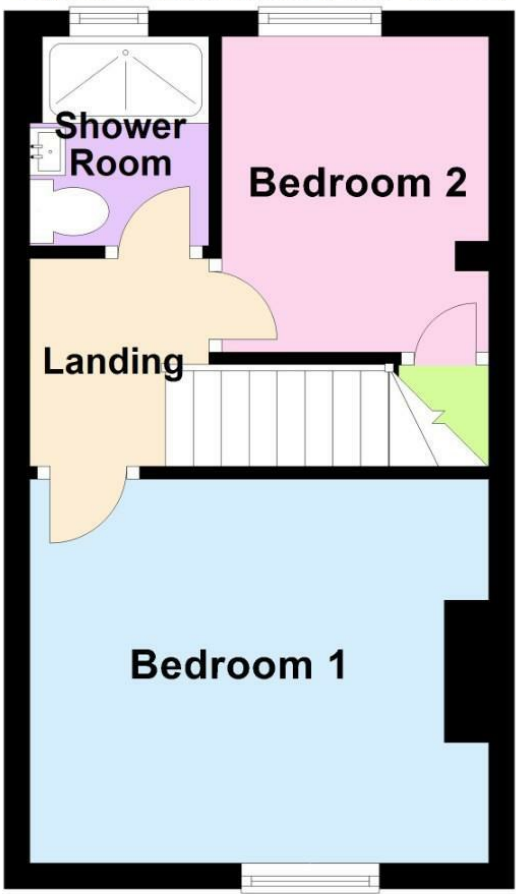
Price
£249,950

A beautifully presented two bedroom terraced cottage located along a picturesque part-cobbled street within a short stroll of an excellent range of local amenities in Handbridge. The property has recently improved to a high standard and has been finished in a contemporary style. The living room boasts a decorative ethanol fire and there is an acoustic wooden panel feature wall with provision for a recessed wall mounted television. To the rear there is an modern kitchen with island unit and a French door to a walled patio style garden. On the first floor there is the main bedroom with a period fireplace, a second bedroom with built-in wardrobe, and a well appointed shower room. There is a resident's parking scheme in operation within the area.

Ground Floor
Approx. 23.2 sq. metres (249.7 sq. feet)



First Floor
Approx. 23.2 sq. metres (249.7 sq. feet)



Total area: approx. 46.4 sq. metres (499.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



The property is conveniently situated within walking distance of local amenities in Handbridge and also within easy reach of the river and the city centre. Handbridge is a thriving community with a bustling 'High Street' providing an excellent range of shops to include a coffee shop, pharmacy, a butchers and a lovely delicatessen. There are four pubs conveniently situated close by, whilst the city centre is also within a short walk away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses while the River Dee offers a range of recreational facilities including pleasant walks across the meadows. The Roodee Racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. The property is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorways and the rest of the national motorway network. Chester's main station has regular train services and a two hour intercity service to London Euston.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

3.58m x 3.00m (11'9" x 9'10")



Composite double glazed entrance door with window light above, UPVC double glazed sash window overlooking the front, double radiator, gas meter, TV aerial point, telephone master socket, ceiling light point, vinyl wood effect strip flooring, chimney breast with contemporary ethanol decorative fire and a acoustic wood panel feature wall with provision for flat screen television. Doorway to kitchen.

KITCHEN

3.53m x 3.38m overall (11'7" x 11'1" overall)



Fitted with modern range of white high gloss fronted base and wall level units with a quartz worktop and inset single bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop and tiled splashback. Matching island unit with quartz worktop incorporating a small breakfast bar, a fitted four-ring Hotpoint ceramic hob, Hotpoint electric fan assisted oven and grill, and integrated fridge. Ceiling light point, contemporary tall radiator, vinyl wood effect strip flooring, large UPVC double glazed picture window overlooking the garden, double glazed

French door to outside, and turned spindled staircase to the first floor with built-in understairs storage cupboard.



FIRST FLOOR LANDING

Spindled balustrade, access to loft space, ceiling light point, and wall mounted electric heater. Doors to bedroom one, bedroom two and shower room.

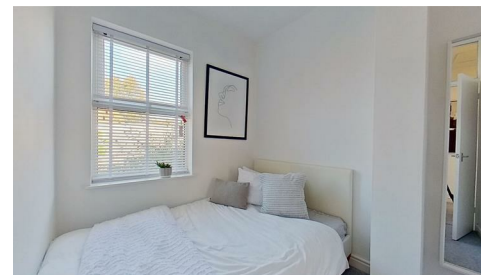
BEDROOM ONE

3.58m x 3.05m (11'9 x 10)



UPVC double glazed sash window overlooking the front, chimney breast with decorative cast-iron fireplace double radiator, and ceiling light point.

BEDROOM TWO



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and built-in over stairs storage cupboard.

SHOWER ROOM

1.70m x 1.35m (5'7" x 4'5")



Well appointed suite comprising: tiled shower enclosure with wall mounted mixer shower, shower attachment, canopy style rain shower head, glazed shower screen, and glazed door; wall hung wash hand basin with chrome mixer tap and storage drawer beneath; and low level dual-flush WC. Vinyl wood effect strip flooring, fully tiled walls, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE



To the rear there is a walled patio style garden which enjoys a good degree of privacy.

DIRECTIONS

From the agent's Chester office proceed to the traffic lights and turn right onto Lower Bridge Street. Continue over the Old Dee Bridge into Handbridge and after a short distance take the first turning right into Greenway Street. The property will then be observed 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 County Council.

RESIDENT'S PARKING SCHEME

Greenway Street falls under residents parking Zone K. The cost of the resident's permit is currently £60 per year (2023). Permits are subject to application and availability. Parking Services, Cheshire West and Chester Council, 4 Civic Way, Ellesmere Port, CH65 0BE. email: parking@cheshirewestandchester.gov.uk

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.
* We are advised that a new gas central heating boiler and radiators were installed in November 2023.

* The property is located in a Conservation Area.

AML

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.

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