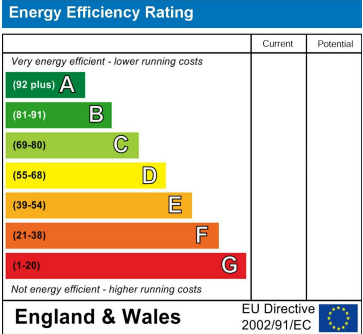
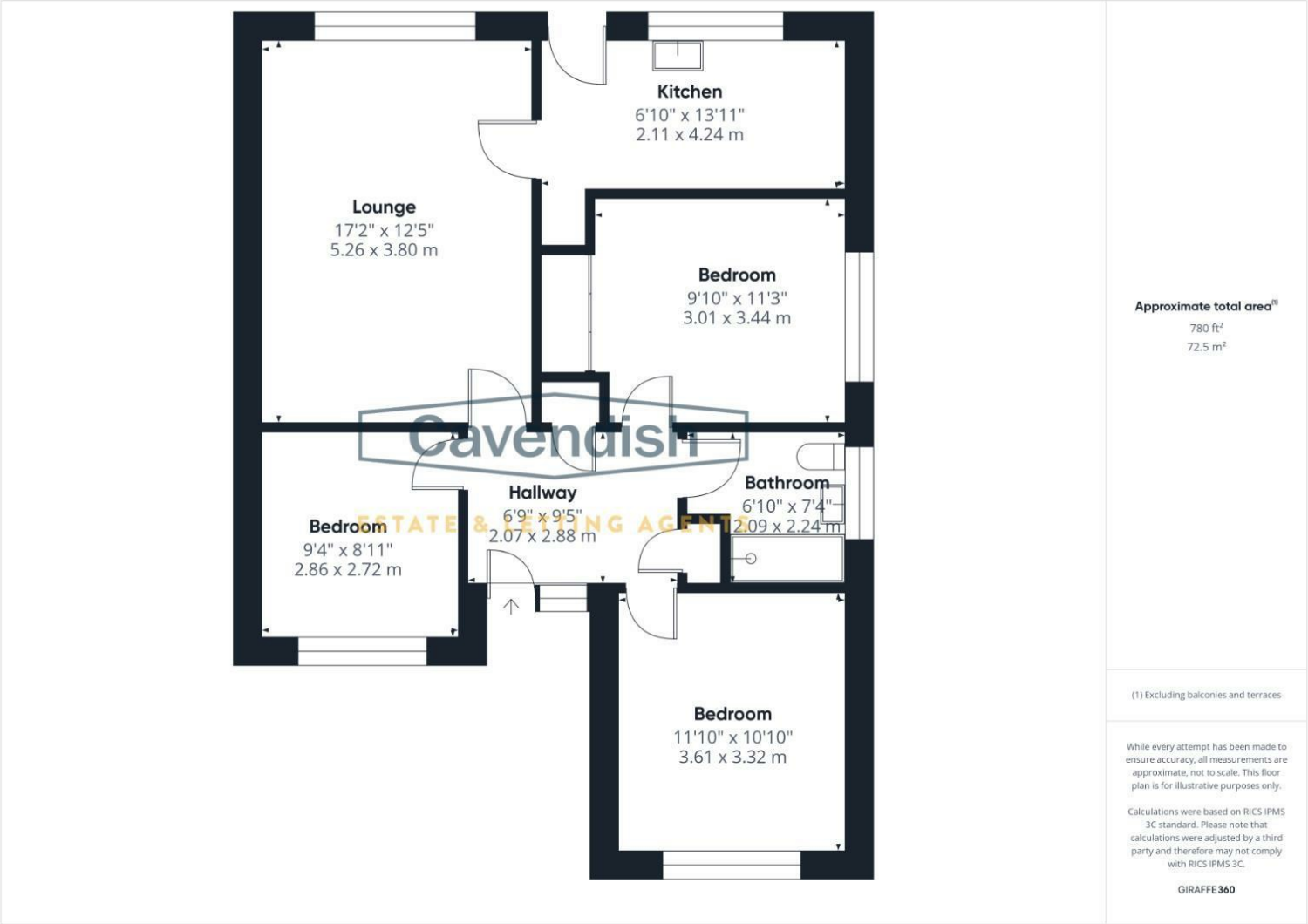


47 Main Road, Higher Kinnerton, Chester, CH4 9AJ



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



47 Main Road

Higher Kinnerton, Chester,
CH4 9AJ

Asking Price

£250,000

Charming Detached Bungalow with Endless Potential!

This three-bedroom detached bungalow offers a fantastic opportunity for those looking to create their dream home. Located in a quiet and peaceful village, it combines the perfect blend of rural tranquillity and convenience, with amenities just a stone's throw away.

The property is in need of full renovation, allowing you to put your own stamp on every detail. Inside, you'll find a spacious living layout featuring three well-proportioned bedrooms, one bathroom, and a large living area, offering plenty of scope for modernisation.

Externally, the large garden is perfect for outdoor entertaining, gardening enthusiasts, or simply relaxing in privacy. The property also benefits from off-road parking and a detached garage, providing ample space for vehicles, storage, or a workshop.

Set in a peaceful village with local shops, schools, and transport links just a short walk away, this bungalow offers a fantastic opportunity for renovation enthusiasts or anyone looking to settle in a quiet yet well-connected location.

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.



www.cavendishproperties.co.uk

Location

The village of Higher Kinnerton is located on the Welsh/Cheshire border. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. The village centre has a shop, pubs, and a well regarded primary school. Buses run into Chester and Broughton and the A55 North Wales Expressway is within a few minutes' drive. The Broughton Retail Park with its Tesco superstore, a range of High Street shopping outlets and a recently opened cinema complex is approximately 2 miles away.

Hallway

2.07m x 2.88m (6'9" x 9'5")

**Lounge**

5.26m x 3.80m (17'3" x 12'5")

**Kitchen**

2.11m x 4.24m (6'11" x 13'10")

**Bedroom**

3.61m x 3.32m (11'10" x 10'10")

**Bedroom**

3.01m x 3.44m (9'10" x 11'3")

**Bedroom**

2.86m x 2.72m (9'4" x 8'11")

**Bathroom**

2.09m x 2.24m (6'10" x 7'4")

**Garden****Directions**

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning right towards

Kinnerton, passing through Gorstella and Lower Kinnerton. On entering the village of Higher Kinnerton, follow the road through the village, passing the primary school, follow the road through the village passing the church and community convenience store. The property will then be found after some distance on the right hand side just before the pub.

Council Tax Band

Flintshire County Council - Tax Band E

Tenure

Understood to be freehold - To be confirmed by purchasers solicitor

Anti money laundering

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

Viewings

By appointment through the Agents
Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW