



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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 1974

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.



5 Rushton Drive

Upton, Chester,
CH2 1RE

Offers Over
£400,000

* POPULAR AREA CLOSE TO PRIMARY & SECONDARY SCHOOLING * GENEROUS SIZE REAR GARDEN. A three bedroom semi-detached house forming part of an established and popular area close to an excellent range of local amenities making it ideal for a family. The accommodation briefly comprises: entrance hallway, downstairs WC, large dual-aspect living room/dining area with cast-iron log burner and wood block flooring, breakfast kitchen, side hall, home office with small kitchenette and utility with plumbing and space for washing machine, sitting room/potential bedroom fitted with an extensive range of storage cupboards and a glazed display cabinet, second downstairs WC, first floor landing, three bedrooms and bathroom with spa bath and shower over. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with mature shrubbery and trees and a block paved driveway. To the rear the garden is a particular feature and is of a generous size with a flagged patio, lawn, mature shrubs and trees. Please note there is potential for part of the ground floor to be utilised as a small annexe subject to any necessary consents that may be required.

LOCATION

The property is situated in a popular suburb close to local amenities including a doctor's surgery, library, tennis courts, children's park, schools and recreational facilities together with an electrified rail link to Liverpool. There is also a convenient parade of shops on Weston Grove to include a Tesco Express, Weston Grove Fish & Chip shop, Cafe, Dominos Pizza, a Chinese takeaway and hairdressers. There are regular bus services into Chester city centre where more comprehensive facilities are available. Leisure facilities nearby include a golf course in Upton, Chester Zoo and the Northgate Arena Leisure Centre. Easy access is available to neighbouring centres via the ring road which leads to the M53 and the motorway network together with the Chester Southerly By-Pass to North Wales.

THE ACCOMMODATION COMPRISSES:**CANOPY PORCH**

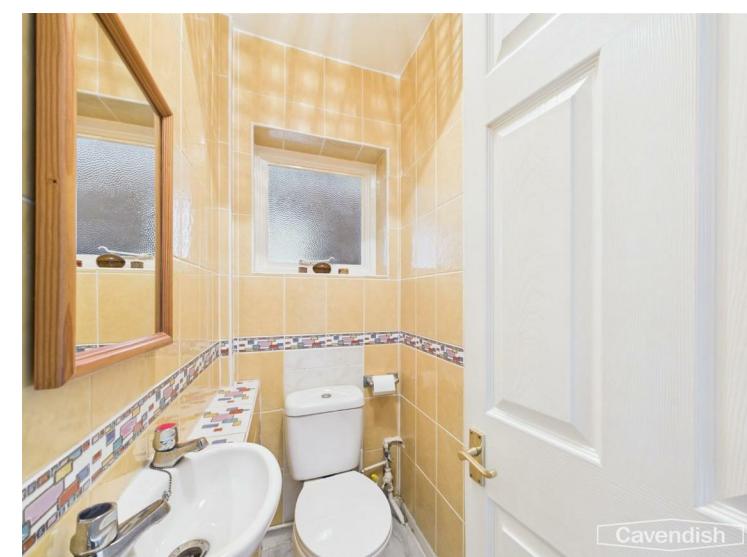
Open porch with outside lantern style light. UPVC double glazed entrance doors to the entrance hall and side hall.

ENTRANCE HALL

Woodblock flooring, single radiator with thermostat, ceiling light point, coved ceiling, smoke alarm, digital thermostatic heating controls, telephone point, and turned spindled staircase to the first floor. Doors to the living room/dining area, breakfast kitchen and downstairs WC.

DOWNSTAIRS WC

1.63m x 0.89m (5'4" x 2'11")



White suite comprising: low level WC; and wall mounted wash hand basin. Fully tiled walls, ceiling light point, laminate wood effect strip flooring, cold water stop tap, single glazed and internal window with obscured glass.

LIVING ROOM/DINING AREA

7.11m x 3.66m (23'4" x 12')

Large dual-aspect room with UPVC double glazed windows

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENTS NOTES

* Services - we understand that 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**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 and take the third turning left, which is immediately after The Firs School, into Wealstone Lane. Then take the third turning right into Weston Grove. Follow Weston Grove and at parade of shops turn left into Gatesheath Drive. Then take the third turning right into Rushton Drive and at the fork bear right. The property will then be found on the left hand side.

BATHROOM

2.39m x 1.73m (7'10" x 5'8")



White suite with chrome style fittings comprising: spa shower bath with mixer tap, extendable shower attachment, six body jets and curved sliding screen; worktop with inset wash hand basin and mixer tap with storage beneath; and low level dual-flush WC. Fully tiled walls, chrome ladder-style towel radiator, tiled floor, recessed ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a lawned garden with a block paved driveway.



OUTSIDE REAR



To the rear there is a flagged patio and a generous size lawned garden with mature shrubs and trees enclosed by wooden fencing. Outside water tap, and exterior lighting.



BREAKFAST KITCHEN

3.56m x 2.54m plus recess (11'8" x 8'4" plus recess)



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas Hotpoint hob with extractor above, and built-in electric Zanussi double oven and grill. Wall mounted Vaillant combination condensing gas fired central heating boiler, ceiling light point, laminate slate effect flooring, and UPVC double glazed window overlooking the rear garden. Doors to the living room/dining area, entrance hall, and UPVC double glazed door to side hall.

SIDE HALL

8.59m x 1.04m (28'2" x 3'5")

UPVC double glazed doors to the front and rear, quarry tiled floor, hanging for cloaks, two fluorescent strip lights, and built-in storage cupboard with fitted shelving and light point. Door to a separate WC, and wooden panelled doors with glazed inserts to the home office and sitting room.

SEPARATE WC

1.14m x 0.91m (3'9" x 3')

White suite comprising: low level WC; and wall mounted wash hand basin. Ceiling light point, extractor, fitted wall shelving, and quarry tiled floor.

overlooking the front and rear, coved ceiling with two ceiling light points, two double radiators with thermostats, woodblock flooring, and chimney breast housing a Stovax cast-iron log burner with granite surround and hearth. Doors to breakfast kitchen and entrance hall.



HOME OFFICE

3.61m x 2.72m (11'10" x 8'11")



Double glazed Velux rofflight, fitted blind, two fluorescent strip lights, laminate wood strip flooring, Dimplex electric heater, and telephone point. Door to utility store and door to kitchenette. (We are advised that this room has been sound proofed).

KITCHENETTE

2.01m x 1.14m (6'7" x 3'9")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktop, inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback, laminate wood strip flooring, and ceiling light point.

UTILITY STORE

1.55m x 0.89m (5'1" x 2'11")

Fitted worktop with plumbing and space for washing machine beneath, ceiling light point, fitted shelving, and quarry tiled floor.

SITTING ROOM

4.95m x 2.24m extending to 3.38m (16'3" x 7'4" extending to 11'1")



Fitted with a range of furniture incorporating storage cupboards with oak worktop, open shelving and glazed display cabinet with spotlighting. Provision for wall mounted flat screen television, double radiator with thermostat, telephone point, two ceiling light points, laminate wood strip flooring, and two UPVC double glazed windows with shutters.

LANDING



UPVC double glazed window overlooking the front, ceiling light

BEDROOM TWO

3.63m x 3.07m (11'11" x 10'1")



Fitted with a modern range of bedroom furniture incorporating two full height double wardrobes, a chest of drawers, fitted shelving, and free-standing bedside cabinet. UPVC double glazed window overlooking the rear, recessed ceiling spotlights, single radiator with thermostat, and laminate wood strip flooring.

BEDROOM THREE

2.57m x 2.08m (8'5" x 6'10")



UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and laminate wood strip flooring.