

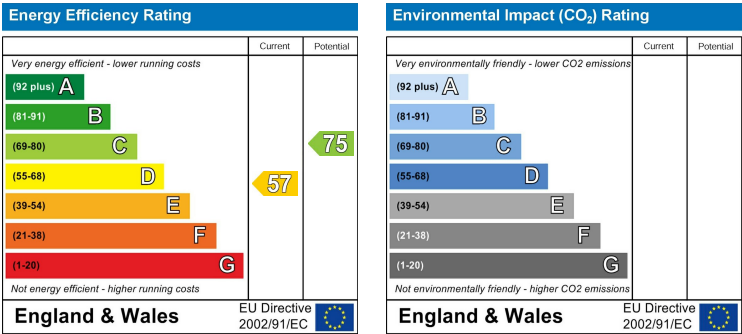
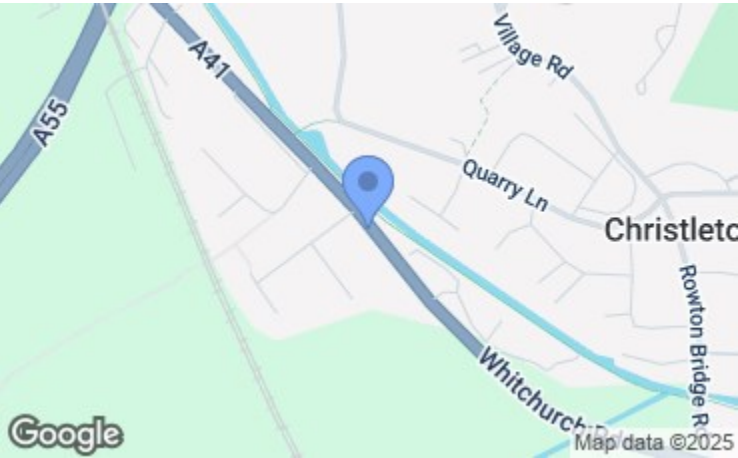
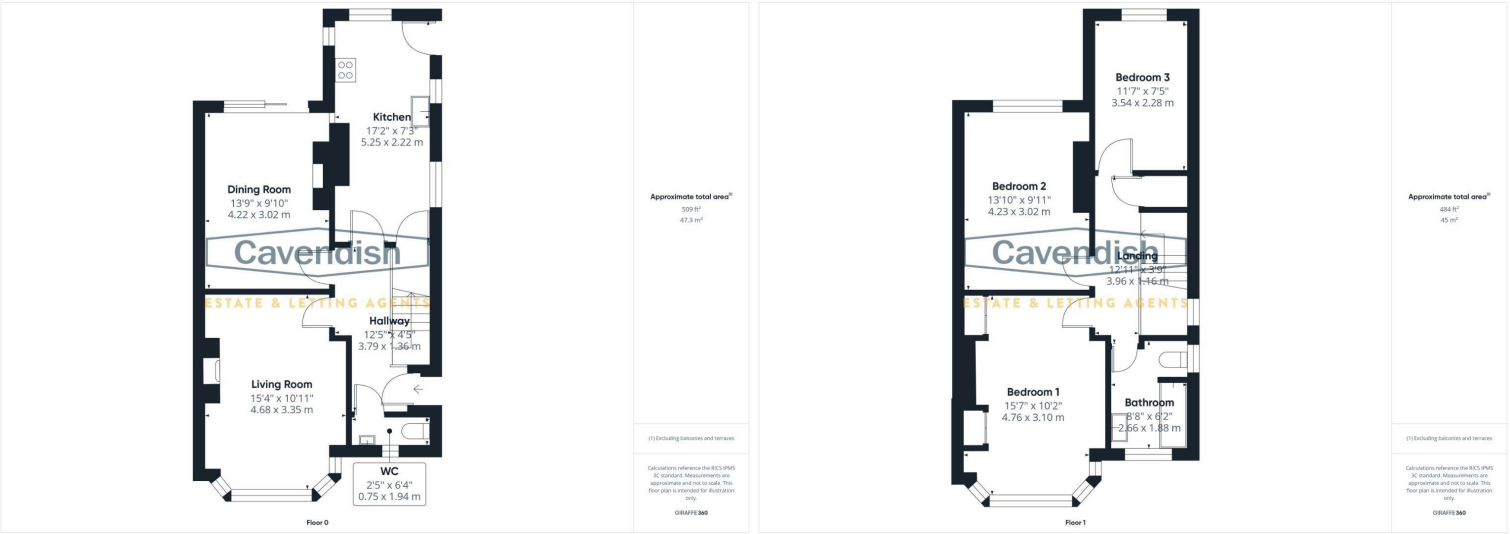
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Lynwood Whitchurch Road

Christleton, Chester,
CH3 6AE

Price
£350,000

* MUCH LOVED FAMILY HOME * WITHIN THE CATCHMENT FOR CHRISTLETON PRIMARY SCHOOL & CHRISTLETON HIGH SCHOOL. An attractive 1930's three bedroom semi-detached house conveniently situated close to the desirable village of Christleton. The accommodation briefly comprises: recessed porch, entrance hall, downstairs WC, living room with bay window, feature fireplace and bespoke cabinetry, separate dining room with patio doors to the garden, fitted kitchen, landing, three generous size bedrooms and a well appointed bathroom with modern white suite. The property benefits from double glazed windows and has gas fired central heating with a combination condensing boiler. Externally there is a lawned garden at the front enclosed by mature hedging with a gated driveway, which extends to the side leading to a single garage. Attached to the garage there is a useful utility store. To the rear the garden is a particular feature, enjoying a good degree of privacy and a south-westerly aspect, and is laid mainly to lawn with a patio area. Planning permission granted for a loft conversion with dormer and ground floor extension to rear.

LOCATION

The pretty village of Christleton is ideally situated close to the historic city of Chester, (approximately two and a half miles to Chester city centre). To its centre is the beautiful church of St James and nearby the Shropshire Union Canal passes through, while the large Christleton Pond is noted for its abundance of ducks and swans. The village has an active local community with a good range of local services including a general store, public house, cricket club and well regarded primary and secondary schools. There are also a number of private schools within easy driving distance including the King's School, Queen's School and Abbeygate College. Easy access is available to neighbouring centres of employment via the M53 which leads to the motorway network and also the Chester Southerly By-Pass which leads to North Wales.

THE ACCOMMODATION COMPRISES:

PORCH

Recessed porch with brick arch, lantern style light and quarry tiled floor. Composite double glazed entrance door with window light above to the entrance hallway.

ENTRANCE HALLWAY



Ceiling light point, picture rails, single radiator, Karndean wood effect flooring, and staircase to the first floor. Doors to the downstairs WC, living room, dining room and kitchen.

DOWNSTAIRS WC

1.88m x 0.74m (6'2" x 2'5")



White suite with chrome style fittings comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap. Single radiator, Karndean wood effect strip flooring, fitted shelf, ceiling light point, electric meter, electrical consumer board, and UPVC double glazed window with obscured leaded glass.

LIVING ROOM

4.65m into bay x 3.35m (15'3" into bay x 11')



UPVC double glazed bay window with leaded upper sections overlooking the front, double radiator, wireless digital thermostatic heating and hot water controls, moulded ceiling

PLANNING PERMISSION



Proposal: Rooflights to front, hip to gable roof alteration to rear and rear dormer and erection of single storey infill extension. Planning permission approved 9th February 2025. Application Number: 23/03559/FUL
A copy of the planning permission and architect drawings are available from the Chester office.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

REAR GARDEN



To the rear there is a private south-westerly facing garden laid mainly to lawn with patio area being enclosed by laurel hedging, privet hedging and conifer hedging with wooden fencing. Mature apple tree.



DIRECTIONS

From Chester City centre proceed through Boughton and at the traffic lights turn right and then immediately left onto the Christleton Road. At the 'hamburger' roundabout proceed straight across onto the A41 Whitchurch Road. Follow the Whitchurch Road for some distance, passing the turnings for Haslin Crescent and Bridge Drive, and 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 D - Cheshire West and Chester.

AGENT'S NOTES

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

with ceiling light point, picture rails, chimney breast with painted fireplace surround, marble insert and hearth housing a 'Living Flame' coal-effect gas fire, and bespoke fitted storage cupboards and display shelving to each recess,

DINING ROOM

4.22m x 3.02m (13'10" x 9'11")



Chimney breast with decorative recess, telephone point, single radiator, ceiling light point, picture rails, fitted shelf with archway opening to the kitchen and UPVC double glazed sliding patio doors to the rear garden.

KITCHEN

5.26m x 2.21m max (17'3" x 7'3" max)



Fitted with a range of painted oak fronted base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Wall tiling to work surface areas, recessed LED ceiling spotlights, plumbing and space for washing machine, plumbing for dishwasher, space for fridge, Karndean wood effect strip flooring, double radiator, useful built-in understairs storage cupboard with fitted shelving and UPVC double glazed window, three UPVC double glazed windows, and UPVC double glazed door to outside.

LANDING



Tall UPVC double glazed leaded window, balustrade, ceiling light point, smoke alarm, picture rails, built-in linen cupboard housing the gas fired combination condensing central heating boiler, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.80m into bay x 3.05m (15'9" into bay x 10')



UPVC double glazed bay window with leaded upper sections overlooking the front, moulded ceiling with ceiling light point, double radiator, and two full height fitted double wardrobes with hanging space and shelving.

BEDROOM TWO

4.27m x 3.05m (14' x 10')



Double glazed window overlooking the rear, ceiling light point, picture rails, double radiator, and chimney breast with fitted shelving to recess.

BEDROOM THREE

3.51m x 2.26m (11'6" x 7'5")



UPVC double glazed window to rear, ceiling light point, picture rails, and single radiator.

BATHROOM

2.64m max x 1.83m (8'8" max x 6')



Modern white suite with chrome style fittings comprising: panelled bath with wall mounted mixer shower with extendable shower attachment, canopy style rain shower head and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls being fully tiled to the bath and shower area, vinyl tile effect flooring, chrome ladder style towel radiator, recessed LED ceiling spotlights, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



The property occupies a generous size plot. To the front

there is a lawned garden with stone edging and a five-bar wooden gate being enclosed by privet and beech hedging. The driveway extends to the side and leads to a single garage. External gas meter cupboard and outside water tap to side.



SINGLE GARAGE

5.56m x 2.41m (18'3" x 7'11")

With an up and over garage door, UPVC double glazed window, single glazed window, fitted shelving, light, power, useful roof storage area, and personnel door to the rear garden. Attached to the garage there is a useful utility store.

UTILITY STORE

2.57m x 1.19m (8'5" x 3'11")

Power, light, single glazed window and fitted shelf.