

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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	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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



5 Rosemere Drive
Backford,
CH16PD

**Offers Over
£350,000**

* FOUR BEDROOMS * FAMILY HOME * LARGE REAR GARDEN. A well presented four bedroom detached house forming part of a modern development in Backford, conveniently located just over five miles from Chester and close to Cheshire Oaks and the M53. The accommodation briefly comprises: open porch, entrance hallway with oak wood strip flooring and spindled staircase, downstairs WC, living room/dining area with bay window and feature fireplace, UPVC double glazed conservatory with French doors to the garden and air conditioning/heater unit, fitted kitchen with granite worktops and range style cooker, sitting room/snug with feature cast-iron log burner, landing with airing cupboard, principal bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, each with fitted wardrobes, and a family bathroom with shower bath. The property benefits from UPVC double glazed windows and has gas fired central heating with Hive controls. Outside there is a lawned garden at the front with decorative stone and shrubbery and a double width tarmac driveway. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with crushed slate and decorative stone, a flagged patio, mature shrubs and trees, and a decked seating area with pergola.

LOCATION

Backford is an extremely convenient location, just five miles from Chester and close to Cheshire Oaks, this property offers the perfect balance of convenience and semi-rural living. With easy access to the A41, M53/M56, and nearby train stations, it's ideal for commuting to Chester, Liverpool, and the wider region. Local highlights include excellent shopping at Cheshire Oaks, nearby countryside walks, and attractions such as Chester Zoo and the Upton park-and-ride.

THE ACCOMMODATION COMPRISES:**PORCH**

Open porch with brick pier, wooden pillar, outside light and quarry tiled floor. Composite double glazed entrance door with UPVC double glazed side window to the entrance hall.

ENTRANCE HALLWAY

5.11m max x 1.83m (16'9" max x 6')

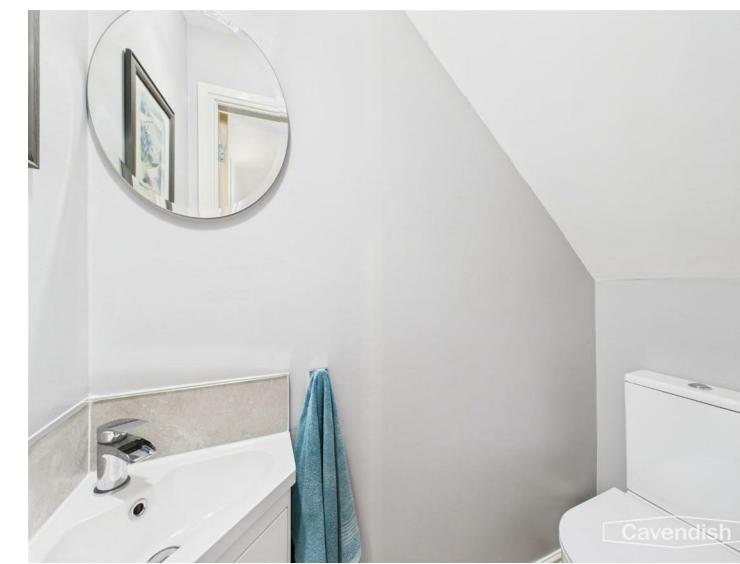


Two ceiling light points, mains connected smoke alarm, radiator with radiator cover, oak wood strip flooring, Hive digital thermostatic heating controls, and

spindled staircase to the first floor. Oak panelled doors to the living room, dining area, kitchen and downstairs WC.

DOWNSTAIRS WC

1.73m x 0.74m (5'8" x 2'5")



Comprising: low level dual-flush WC; and corner wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Oak wood strip flooring, ceiling light point, and extractor.

LIVING ROOM

3.81m plus bay x 3.20m (12'6" plus bay x 10'6")



UPVC double glazed bay window overlooking the front with decorative leaded upper sections and shutters, coved ceiling, ceiling light point, single radiator, TV aerial point, and feature 'Living Flame' coal-effect gas fire with composite hearth and decorative surround.

AGENT'S NOTES

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

* The property is on a water meter.

* There is a Hive control for the central heating and hot water.

* There is a smart meter for the gas and electric provided by Octopus Energy.

***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

**DIRECTIONS**

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout turn left onto the A5117. Follow the A5517 and take the first turning right into Kinnington Way. At the fork in the road turn left into Rosemere Drive and the property will then be found after a short distance on the left hand side, set back from the road.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

TENURE

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

OUTSIDE FRONT



OUTSIDE REAR



To the front of the property there is a shaped lawn with decorative stone borders and shrubbery and a double width tarmac driveway. A gated pathway at the side provides access to the rear garden. External gas and electric meter cupboards to side.



To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with a flagged patio, and crushed slate and decorative stone borders planted with mature shrubbery and trees. At the top of the garden there is a further decked seating area and pergola. The garden enjoys a good degree of privacy and is fully enclosed by wooden fencing. Outside water tap, and timber built garden shed.



DINING AREA

3.23m max x 2.62m (10'7" max x 8'7")



KITCHEN

4.78m max x 2.74m max (15'8" max x 9' max)



Coved ceiling, ceiling light point, and oak wood strip flooring. Double glazed sliding patio doors to the conservatory.

CONSERVATORY

3.43m x 2.57m (11'3" x 8'5")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, ceiling light with fan, power, tiled floor, electric heater and air conditioning unit, and UPVC double glazed French doors to the rear garden.

Fitted with a comprehensive range of solid oak fronted base and wall level units incorporating drawers, cupboards, corner shelving and two wine racks with granite worktops. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Free-standing Range Master range style cooker with five-ring gas hob, double oven, grill and Range Master extractor above. Wall tiling to work surface areas, plumbing and space for washing machine, space for tall fridge/freezer, integrated Indesit dishwasher, wall tiling to work surface areas, slate tiled floor, and composite double glazed door to the rear garden. Door to the sitting room/snug.



SITTING ROOM/SNUG

4.83m x 2.57m (15'10" x 8'5")



BEDROOM ONE

4.01m into wardrobe x 3.28m (13'2" into wardrobe x 10'9")



UPVC double glazed window overlooking the front with decorative leaded upper sections and shutters, feature cast iron log burner with slate hearth and back plate, coved ceiling, ceiling light point, oak wood strip flooring, provision for wall mounted flat screen television.



LANDING

Ceiling light point, mains connected smoke alarm, and access to loft space, built-in airing cupboard housing the hot water cylinder with slatted shelving. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and the family bathroom.

Fitted wardrobe with three sliding doors having hanging space and shelving, fitted single wardrobe, ceiling light point, coved ceiling, single radiator, laminate wood strip flooring, and UPVC double glazed window overlooking the front. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

1.96m max x 1.68m (6'5" max x 5'6")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Aqualisa electric shower and glazed door; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low level dual-flush WC. Part-tiled walls, wood effect tiled floor, chrome ladder style towel radiator, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

BEDROOM TWO

3.12m to front of wardrobe x 2.77m (10'3" to front of wardrobe x 9'1")



Fitted wardrobe with two sliding doors having hanging space and shelving, ceiling light point, single radiator, and UPVC double glazed window overlooking the front.

BEDROOM THREE

2.59m x 2.24m to front of wardrobe (8'6" x 7'4" to front of wardrobe)



Full height fitted wardrobe with two sliding doors having hanging space and shelving, ceiling light point, single radiator, and UPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

2.77m x 2.26m into wardrobe (9'1" x 7'5" into wardrobe)



Full height fitted wardrobe with two sliding doors having hanging space and shelving, ceiling light point, single radiator, telephone point, and UPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

2.13m x 1.65m (7 x 5'5")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, wall mounted power shower over with canopy style rain shower head, extendable shower attachment and curved glazed shower screen; vanity unit with wash hand basin, mixer tap, storage beneath and tiled splashback; and low level dual-flush WC with concealed cistern. Wall tiling to bath and shower area, ceiling light point, extractor, tiled wood effect flooring, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.