

1 Edwards Road, Chester, CH4 8HW

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



LOCATION



The property is located in a popular residential location, with local amenities nearby including a good range of shops in Westminster Park and neighbouring Handbridge, together with the extensive facilities offered by the City Centre. There are local primary schools, Queen's Park High School and the Catholic High School in Handbridge and the renowned King's and Queen's Independent Schools within easy travelling distance. Leisure facilities close at hand include golf courses, tennis courts, squash club and health club. The Business Park is within a few minutes' drive, together with the A55 expressway which links into the motorway network.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

2.72m x 1.17m (8'11" x 3'10")

Composite double glazed entrance door, UPVC double glazed window with obscured glass, ceiling light point, double radiator with thermostat, decorative tiled floor, and internal double glazed window with obscured glass. Opening to entrance hall.

ENTRANCE HALLWAY



Turned spindled staircase to the first floor with built-in under stairs storage cupboard, ceiling light point, smoke alarm, double radiator with thermostat, decorative tiled floor, and thermostatic heating controls. Stripped wooden panelled door to the living room, and opening leading through to large open-plan breakfast kitchen/dining and family room.

LIVING ROOM

3.33m x 3.33m (10'11" x 10'11")



UPVC double glazed French doors leading out into the front garden, coved ceiling, ceiling light point, and double radiator with thermostat.



DRIVEWAY



DIRECTIONS

From Chester city centre proceed out over the Grosvenor bridge to the Overleigh roundabout and take the third exit into Lache Lane. Follow Lache Lane for approximately half a mile and turn right into Lache Park Avenue. Follow Lache Park Avenue and take the fifth turning left into Edwards Road. The property will then be found immediately on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENTS NOTES

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

*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.

*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.

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

OUTSIDE FRONT



To the front there is a lawned garden and flagged patio being enclosed by wooden fencing with a gated pathway.



OUTSIDE SIDE



To the side there is a further garden with decorative stone, garden store and driveway parking. External gas meter cupboard.

STORE

Useful garden store.

OUTSIDE REAR



To the rear there is a brick-paved patio with decorative stone and raised border being enclosed by wooden fencing. Outside lantern style sensor light.

BREAKFAST KITCHEN/DINING AREA & FAMILY ROOM



BREAKFAST KITCHEN

4.14m x 2.46m (13'7" x 8'1")



Fitted with a comprehensive range of dark blue fronted base and wall level units incorporating drawers, cupboards and a glazed display cabinet with quartz worktops. Inset one and half bowl ceramic sink unit with mixer tap and drainer grooved into the worktop. Fitted four-ring Neff touch control induction ceramic hob with extractor above, and built-in Neff electric double oven and grill. Matching island unit with drawers, wine rack and quartz worktop incorporating a breakfast bar area. Recess with space for

American style fridge/freezer, integrated dishwasher, tiled wood effect flooring, recessed LED ceiling spotlights, mains connected heat alarm, and UPVC double glazed window to the side. Paert-glazed door to the utility room.

DINING AREA

4.11m x 3.02m (13'6" x 9'11")



Ceiling light point, contemporary radiator, tall radiator, and wood effect tiled floor.

FAMILY ROOM

2.95m x 2.87m (9'8" x 9'5")



UPVC double glazed double opening French doors to the rear garden, provision for wall mounted flat screen television,

two wall light points, part-vaulted ceiling with double glazed Velux roof light, double radiator with thermostat, and wood effect tiled floor.

UTILITY ROOM
2.90m x 1.50m (9'6" x 4'11")



Fitted with a matching range of base and wall level cupboards with laminated quartz effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashback. Plumbing and space for washing machine, space for tumble dryer, wall mounted Worcester Greenstar condensing combination boiler, part-vaulted ceiling with double glazed Velux roof light, recessed LED ceiling spotlights, extractor, wood effect tiled floor, single radiator, and UPVC double glazed window to side. Composite double glazed door to outside, and door to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM
2.39m x 1.07m (7'10" x 3'6")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer tap, canopy style rain shower head, and extendable shower attachment; vanity unit with mixer tap and storage cupboard beneath; and low level dual-flush WC. Part-tiled walls, decorative tiled floor, ladder style towel radiator, two recessed LED ceiling spotlights, extractor, and UPVC double glazed window with obscured glass.

LANDING



Spindled balustrade, UPVC double glazed obscured glass

window on the half landing, ceiling light point, and access to insulated loft space. Painted wooden panelled doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE
4.17m x 3.33m (13'8" x 10'11")



UPVC double glazed window to rear, ceiling light point, picture rails, double radiator with thermostat, smoke alarm, and laminate wood strip flooring.

BEDROOM TWO
3.38m x 3.33m (11'1" x 10'11")



UPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point, and exposed wooden floorboards.

BEDROOM THREE
4.75m x 2.29m (15'7" x 7'6")



UPVC double glazed window overlooking the rear, double radiator with thermostat, ceiling light point, and exposed wooden floorboards.

BATHROOM
2.06m x 1.73m (6'9" x 5'8")



White suite with chrome style fittings comprising: panelled bath with Mira shower over, shower curtain and rail; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Wall tiling to bath and shower area, part-tiled walls, slate tiled floor, single radiator, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.