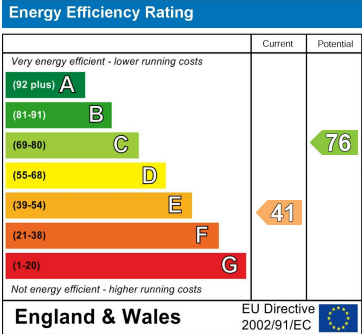
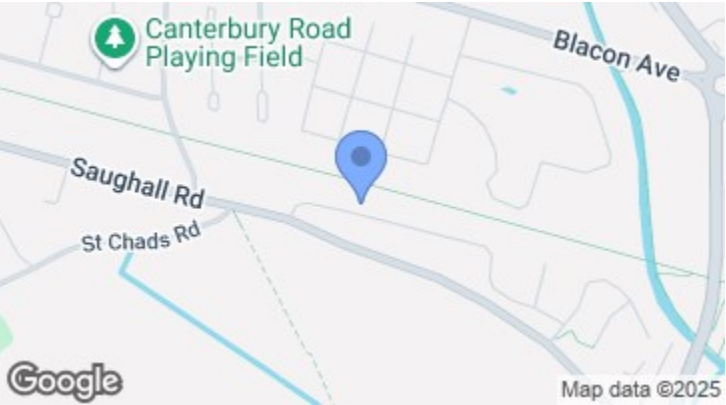
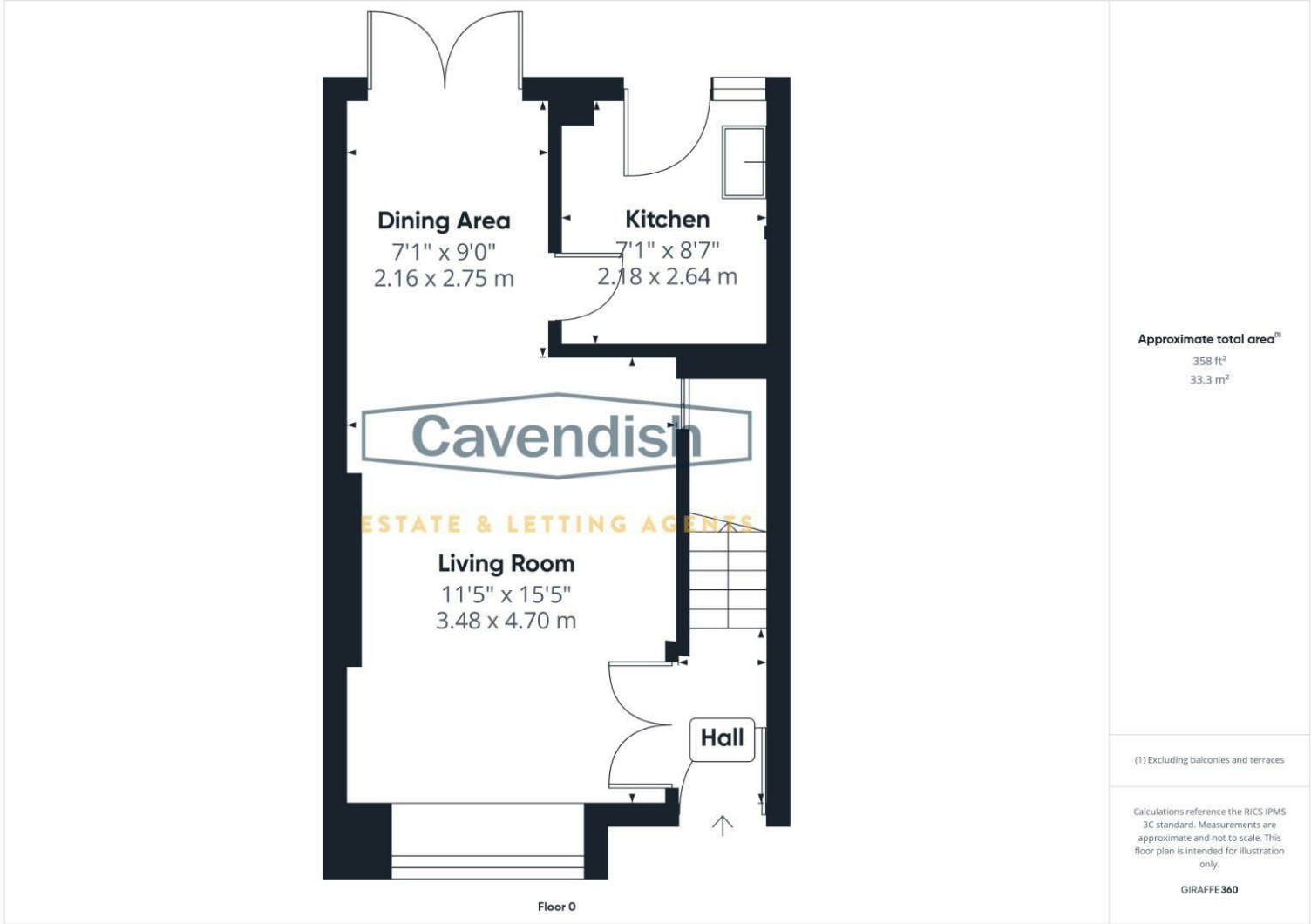


25 Westbourne Road, Chester, CH1 5BA



25 Westbourne Road
Chester,
CH1 5BA

Price
£225,000

A three bedroom semi-detached dormer style property forming part of a popular area off Saughall Road close to the Greyhound Retail Park and within easy reach of Chester city centre. The accommodation, which would benefit from some improvement and updating, briefly comprises: entrance hall, living room with 'living flame' coal-effect gas fire and dining area with French doors to outside, kitchen, landing, three bedrooms and bathroom. The property has two gas heaters and UPVC double glazed windows and doors. Externally, there is a crushed slate garden at the front with driveway parking extending to the side. To the rear there is an enclosed lawned garden and flagged patio.

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.

LOCATION

The property is situated within walking distance of the City centre which provides a wealth of shops, restaurants to suit every taste and leisure facilities including the Northgate Arena and Total Fitness Centre. The property is well placed for easy commuting to all surrounding areas, and buses run at frequent intervals into Chester. The Business Park is within a short drive, together with the A55 North Wales expressway which links into the motorway network.

THE ACCOMMODATION
COMPRISES:

ENTRANCE HALL

UPVC double glazed entrance door, ceiling light point, smoke alarm, wall mounted gas heater, and staircase to the first floor. Double opening glazed doors to the living room/dining area.

LIVING ROOM/DINING AREA

7.44m x 3.45m narrowing to 2.13m (24'5" x 11'4" narrowing to 7')

LIVING ROOM

4.70m x 3.45m (15'5" x 11'4")



UPVC double glazed bay window with display windowsill overlooking the front, feature fireplace housing a 'living flame' coal-effect gas fire, ceiling light point, and built-in understairs storage cupboard housing the gas meter and electric meter.

DINING AREA

2.77m x 2.13m (9'1" x 7')



UPVC double glazed French doors to the rear garden, and ceiling light point. Door to kitchen.

KITCHEN

2.59m x 2.13m (8'6" x 7')



Fitted base and wall units with laminated worktop, single bowl stainless steel sink unit with double drainer, part-tiled walls, ceiling light point, space for gas or electric cooker, plumbing and space for washing machine, space for fridge, UPVC double glazed window, and UPVC double glazed door to outside.

LANDING

2.46m x 1.80m (8'1" x 5'11")



Wooden balustrade, ceiling light point, access to loft space, wall mounted gas heater, and UPVC double glazed window to side. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.27m x 2.57m (14' x 8'5")



UPVC double glazed window overlooking the front, and ceiling light point.

BEDROOM TWO

3.10m x 2.54m (10'2" x 8'4")

UPVC double glazed window overlooking the rear, and ceiling light point.

BEDROOM THREE

2.29m plus door recess x 1.78m (7'6" plus door recess x 5'10")

UPVC double glazed window overlooking the front, ceiling light point, and built-in over stairs airing cupboard housing the hot water cylinder and immersion heater.

BATHROOM

1.78m x 1.65m (5'10" x 5'5")



Coloured suite comprising: enamel bath with Triton electric shower over, shower curtain and rail; pedestal wash hand basin; and low level WC. Wall tiling to bath and shower area, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is an easy to maintain crushed slate garden with flagged pathway and tarmac driveway which extends to the side. A wooden gate at the top of the driveway provides access to the rear garden.

OUTSIDE REAR



To the rear there is a flagged patio and lawned garden enclosed by wooden fencing and conifer hedge. Timber built garden shed, and outside water tap. The property is not directly overlooked and backs onto a small wooded area and The Millenium Greenway,



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street, which leads into St Martin's Way. At the Fountains roundabout take the first exit and continue along the A540 Parkgate Road. At the traffic lights turn left into Cheyney Road passing the University of Chester. Continue straight across at the next two sets of traffic lights into Saughall Road. Follow Saughall Road and take the second turning right into Cranleigh Crescent. Then turn left into Westbourne Road and the property will be found after some distance on the right 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.

AGENT'S NOTES

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

* The property is on a water meter.

* The Millenium Greenway. runs along an old railway line from Mickle Trafford, located east of Chester, through the historic city of Chester to the Wharf at Connah's Quay.

*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