

Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Greysfield Cottages The Village

Great Barrow,
CH3 7HS

Offers Over
£300,000

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.

* BEAUTIFUL COTTAGE WITH CHARACTER & CHARM. LOCATED IN THE POPULAR VILLAGE OF GREAT BARROW. An attractive two bedroom semi-detached cottage dating to 1906 and occupying a central location within the popular village of Great Barrow. On the ground floor there is an open porch with decorative timberwork and a part-glazed entrance door which opens into the hallway with doors to a downstairs WC and living room with decorative fireplace. To the rear there is a wonderful open-plan kitchen and dining room. On the first floor there is a principal bedroom with en-suite shower room, second bedroom with decorative cast-iron fireplace and a well appointed and recently refitted bathroom. The property benefits from sealed unit double glazed windows and has gas fired central heating with a combination boiler. To the front there is a lawned garden with wooden picket fencing and a gated pathway with steps leading to the porch. To the rear there is a delightful garden with brick set patio area and steps leading up to a raised stone paved terrace with two brick-built stores. If you are looking for a period property in a popular village location which is ready to move into, then we strongly urge you to view. There is no onward chain involved in the sale of this property.

LOCATION

Great Barrow is a sought-after village community conveniently located just off the A51 and approximately 6 miles from Chester. Easy access is available to the M56 and the motorway network via Junction 14. The A55 to North Wales is easily accessible, and both Liverpool and Manchester Airports are within easy reach. Local amenities include a primary school, The White Horse Public House, Church, social club, bowls and cricket club and a playing field.

THE ACCOMMODATION COMPRISES:**PORCH**

Open porch with decorative timberwork, quarry tiled floor, and outside lantern style light. Wooden panelled entrance door with glazed inserts and letterbox to the entrance hall.

ENTRANCE HALLWAY

3.48m x 1.96m including staircase (11'5" x 6'5" including staircase)



Quarry tiled floor, ceiling light point, double radiator with thermostat, smoke alarm, telephone point, double glazed multi-paned window to the side, and spindled staircase to the first floor. Doors to the living room, dining room/kitchen and downstairs WC.

DOWNSTAIRS WC

2.57m max x 0.84m (8'5" max x 2'9")



Low level WC, wall mounted wash hand basin with tiled splashback, light point, quarry tiled floor, single radiator with thermostat, and double glazed multi-pane window with obscured glass.

* The property is located within the Great Barrow Conservation Area.

***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 ELEVATION



DIRECTIONS

From Chester City centre proceed out of the City in an easterly direction through The Bars at Boughton and at the traffic lights next to the Boughton Health Centre continue straight across. Follow the road, keeping in the left hand lane at the Bill Smith's Motorcycle Showroom, onto the A51 Tarvin Road. Proceed straight across at the traffic lights into Vicars Cross Road and at the main junction with the A55 Expressway continue straight across again onto the A51 Tarvin Road. Continue through Littleton and at the traffic lights next to the Stamford Bridge Public House turn left signposted Great Barrow. Follow the road into the village and the property will be found shortly before the crossroads on the right hand side.

TENURE

* Tenure - Freehold. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester County Council.

AGENT'S NOTES

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



LIVING ROOM

3.66m x 3.63m (12' x 11'11")



Double glazed multi-paned window overlooking the front, double radiator with thermostat, laminate wood strip flooring, ceiling light point, and decorative cast-iron fireplace with tiled hearth.

KITCHEN/DINING ROOM

5.61m x 3.81m max (18'5" x 12'6" max)



Open-plan kitchen/dining room extending the full width of the house.

KITCHEN



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated wood effect worktops with matching upstands. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring gas hob, and built-in electric oven and grill. Built-in dishwasher, plumbing and space for washing machine, ceiling light point, double glazed multi-paned window to side, and wooden panelled door to the rear garden.

DINING AREA



Double glazed multi-paned window overlooking the rear, double radiator, two wall light points, quarry tiled floor,

chimney breast with decorative recess, and ample space for dining table and chairs.

LANDING

Double glazed multi-paned window to the side, smoke alarm, and ceiling light point. Stripped wooden panelled doors to bedroom one, bedroom two and bathroom.

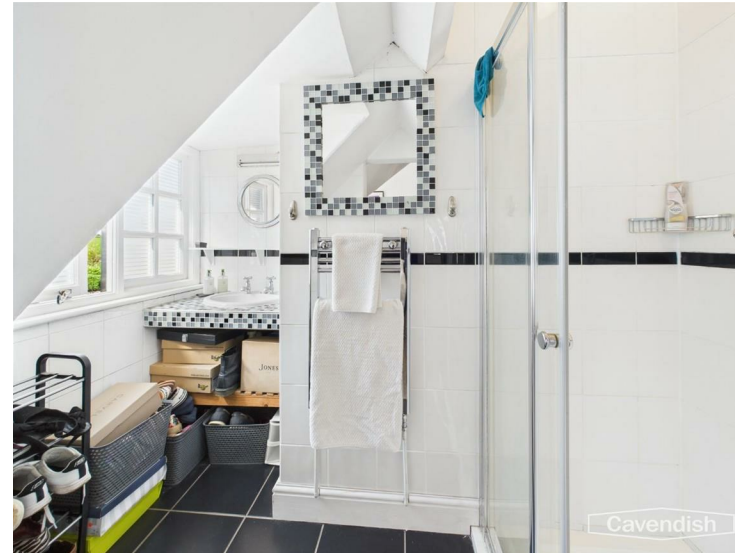
BEDROOM ONE

3.63m x 3.63m max (11'11" x 11'11" max)



Double glazed multi-paned window overlooking the front, ceiling light point, and single radiator with thermostat. Opening to en-suite shower room.

EN-SUITE SHOWER ROOM



Comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and sliding glazed door; and tiled worktop with inset wash hand basin and shelf beneath. Tiled walls, chrome ladder style towel radiator, tiled floor, ceiling light point, and double glazed multi-paned window to front.

BEDROOM TWO

3.99m x 2.64m (13'1" x 8'8")



Double glazed multi-paned window overlooking the rear, ceiling light point, single radiator with thermostat, and decorative cast-iron fireplace.

BATHROOM

2.97m x 2.92m (9'9" x 9'7")



Well appointed and recently refitted bathroom with modern white suite comprising: panelled bath with wall mounted mixer tap and wall mounted thermostatic mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; large wash hand basin with mixer tap, tiled splashback and two storage drawers beneath; and low level-dual flush WC. Chrome ladder style towel radiator, wall tiling to bath and shower area, tiled floor, exposed wooden floorboards, two fitted wall storage units, decorative cast-iron fireplace, ceiling light point, extractor, cupboard housing a Glow Worm combination gas fired central heating boiler, and double glazed multi-paned window to side.

OUTSIDE FRONT



To the front there is a sloping lawned garden with shrubbery being enclosed by wooden picket fencing. A gated pathway with steps leads up to the entrance porch. A pathway at the side provides access to the rear garden.

OUTSIDE REAR



To the rear there is a brick set patio with steps leading up to a raised stone flagged terrace being enclosed by wooden fencing and two brick built garden stores.