

56 Merton Drive, Westminster Park, Chester, CH4 7PQ

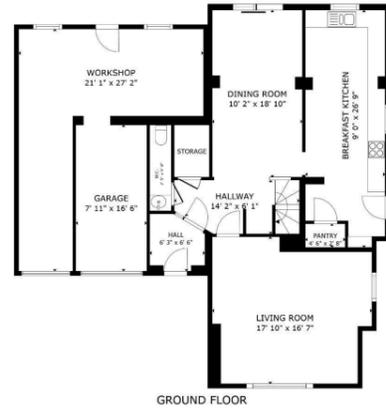
Cavendish
ESTATE AGENTS

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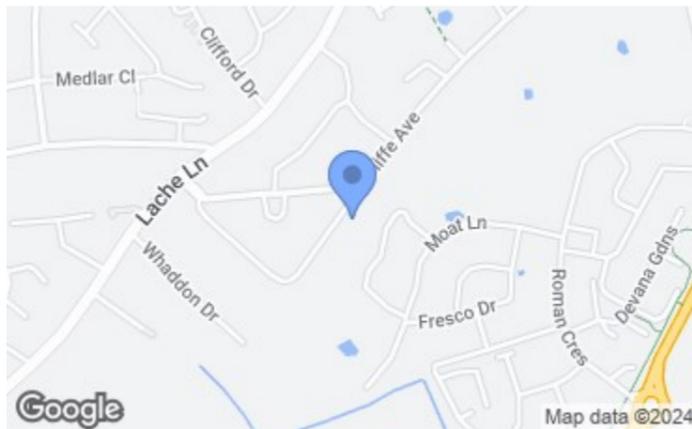
GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 1,384 sq.ft. FLOOR 1 846 sq.ft.
TOTAL 2,230 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 1,384 sq.ft. FLOOR 1 846 sq.ft.
TOTAL 2,230 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC	68	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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56 Merton Drive
Westminster Park, Chester,
CH4 7PQ

Offers Over
£550,000

* EXTENDED DETACHED FAMILY HOME WITH LARGE WORKSHOP. A four bedroom detached house located along a tree lined road within the popular suburb of Westminster Park. The accommodation briefly comprises: wide canopy porch, entrance hall, dining room with patio doors to the rear garden, large living room, breakfast kitchen fitted with a comprehensive range of kitchen units with a useful pantry area, walk-in store cupboard, downstairs WC, first floor landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with en-suite shower room, bedroom three, bedroom four and family bathroom. The property benefits from double glazed windows and has gas fired central heating. Externally there is a gravelled driveway at the front with parking for four cars leading to a single garage and an L-shaped workshop. To the rear the garden is of a generous size being laid to lawn with flagged patio, timber decking and decorative stone being enclosed by wooden fencing, hedging, mature shrubs and trees. The garden enjoys a southerly aspect.



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LOCATION

Westminster Park is a popular and sought-after residential location, which provides an excellent parade of shops for everyday needs to include a Co-operative food store with post office, bakery, butchers, and pharmacy. Local Primary and Secondary schooling are available. Buses run along nearby Lache Lane into the City centre which is only about 2 miles away. The famous rows offer a wide range of shopping facilities together with wine bars, restaurants, cafes and public houses whilst the river Dee offers a range of recreational facilities including pleasant walks across the Meadows. The Roodee racecourse boasts one of the city's main social events at the May meeting and other meetings at various times throughout the year. As well as the extensive shopping and leisure facilities of the City which include health and fitness centres, tennis club, golf clubs, museums and parks, there is easy access Chester Southerly by-pass (A55) to North Wales.

THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Wide canopy porch with flagged floor and downlights. UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

1.78m x 1.73m (5'10" x 5'8")

Ceiling light point, coved ceiling, and tiled floor. Wooden panelled door with decorative coloured glass leaded glazed insert leading through to the dining room.

DINING ROOM

7.37m max x 2.95m (24'2" max x 9'8")



Part-vaulted ceiling with recessed LED ceiling spotlights, ceiling light point, single radiator, tiled floor, thermostatic heating controls, UPVC sliding patio doors to the rear garden, and turned staircase to the first floor with built-in understairs storage cupboard. Doors to the cloakroom/WC, store cupboard and living room. Doorway to kitchen.



DIRECTIONS

From the Agent's Chester office proceed over the Grosvenor Bridge to the Overleigh roundabout and take the third exit into Lache Lane. Continue for approximately a quarter of a mile, passing the turnings for St Bridgets Court and Vincent Drive, before turning left into Castlecroft Road. At the T junction turn right into Five Ashes Road, which leads into Rowcliffe Avenue. After some distance take the turning left into Merton Drive and the property will be observed on the left hand side.

COUNCIL TAX

* Council Tax Band E - Cheshire West and Chester.

TENURE

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

AGENTS NOTES

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

* The property is on a water meter.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically

verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

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.

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

FAMILY BATHROOM

2.36m max x 2.11m max (7'9" max x 6'11" max)



Comprising: shower bath with Mira electric shower over and curved glazed shower screen and glazed door; pedestal wash hand basin; and low level WC. Wall tiling to bath and shower area, tiled floor, single radiator, recessed ceiling spotlights, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



To the front there is a gravelled driveway leading to a single garage and workshop with brick built boundary wall and fencing. Contemporary outside light. A gated pathway at the side provides access to the rear garden.

SINGLE GARAGE

5.56m x 2.54m (18'3" x 8'4")

Up and over garage door, and fluorescent strip light. Opening to workshop.

WORKSHOP

6.55m x 3.02m plus additional workshop area 5.87m (21'6" x 9'11" plus additional workshop area 19'3")

Wide opening door, fluorescent strip lighting, two UPVC double glazed windows, ample power points, and door to the rear garden.

OUTSIDE REAR



To the rear the garden is of a generous size and laid to lawn with a brick set seating area, well stocked borders and easy to maintain decorative stone with a flagged patio area, timber decking, water feature and summer house. The garden is enclosed by wooden fencing and hedging with a number of mature shrubs and trees. Outside sensor lighting to front, side and rear.



LIVING ROOM



Large extended living room with UPVC double glazed window overlooking the front and UPVC double glazed window to side, five wall light points with dimmer switch controls, and recessed spot lighting.



BREAKFAST KITCHEN

6.96m plus alcove x 2.67m max (22'10" plus alcove x 8'9" max)



Fitted with a comprehensive range of base and wall level

units incorporating drawers, cupboards, and two glazed display cabinets with laminated granite effect worktops incorporating a breakfast bar area. Inset one and half bowl stainless steel sink unit and drainer with extendable chrome mixer tap. Fitted five-ring ceramic touch control electric hob with extractor above, and built-in electric double oven and grill. Plumbing and space for slimline dishwasher, plumbing and space for concealed washing machine, recessed LED ceiling spotlights, electric kick-board lighting, built-in wine rack, wine cooler, porcelanosa tiled floor, useful pantry area with fitted shelving and space for fridge/freezer, cupboard housing a Glow Worm Hideaway freestanding gas fired central heating boiler. UPVC double glazed window overlooking the rear, UPVC double glazed window to side, and UPVC double glazed door to outside.



DOWNSTAIRS WC

2.67m x 0.71m (8'9" x 2'4")

Comprising: low level WC and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath, chrome electric towel radiator, ceiling light point, and laminate tile effect flooring.

STORE CUPBOARD

2.34m max x 0.94m max (7'8" max x 3'1" max)

Walk-in store room with light point, hanging for cloaks and fitted shelf.

FIRST FLOOR LANDING



Balustrade with contemporary glass panels and wooden handrails, coved ceiling, recessed ceiling spotlights, access to boarded loft space with retractable aluminium ladder and light point. and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and bathroom.

PRINCIPAL BEDROOM

5.31m x 2.82m extending to 4.34m (17'5" x 9'3" extending to 14'3")



Dual-aspect bedroom with double glazed window overlooking the front and UPVC double glazed window to rear, fitted with a range of bedroom furniture incorporating two double wardrobes and a triple wardrobe, ceiling light point, and single radiator with thermostat. Door to en-suite shower room.



EN-SUITE SHOWER ROOM

2.26m x 1.32m (7'5" x 4'4")



White suite with chrome style fittings comprising: shower enclosure with wet boarding, Triton electric shower and curved glazed sliding doors; wash hand basin with mixer tap and storage cupboard beneath; and low level dual flush WC. Single radiator with thermostat, part-tiled walls, extractor, recessed ceiling spotlights, and tiled floor.

BEDROOM TWO

4.39m x 3.25m (14'5" x 10'8")



Double glazed window overlooking the front, ceiling light point, and single radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.62m x 1.27m (8'7" x 4'2")



White suite with chrome style fittings comprising: shower enclosure with wet boarding, Mira electric shower and curved glazed sliding doors; contemporary wash hand basin with mixer tap and storage cupboard beneath; and low level WC. Part-tiled walls, tiled floor, recessed ceiling spotlights, extractor, UPVC double glazed window with obscured glass, and single radiator.

BEDROOM THREE

3.43m x 2.92m (11'3" x 9'7")



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

BEDROOM FOUR

2.95m x 2.26m (9'8" x 7'5")



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